



ULLINGTON HALL

Ullington, Evesham, Worcestershire



A LOVELY, BEAUTIFULLY RESTORED DETACHED COUNTRY HOUSE AND COTTAGE

With garages and outbuildings, with south-facing views to Bredon Hill and the Cotswolds.

Summary of accommodation

Ullington Hall

Reception hall | Kitchen/breakfast room | Drawing room | Dining room | Study | Cloakroom
Landing | Three first floor bedroom suites | Family bathroom | Second floor en suite bedroom four | Double bedroom five

In all over 4150 sq ft

Ullington Hall Cottage

Sitting room | Kitchen/dining room | Cloakroom | Store/boiler room | Two bedrooms | Bathroom and en suite shower room

Outside

The Granary | Garden stores | Garage block with garaging for five cars | Attractive gardens | Summerhouse | Pond

In all about 2.54 acres

Further land available by negotiation

Distances: Honeybourne 2 miles (intercity trains to London Paddington from 1 hour 33 minutes), Chipping Campden & the Cotswolds 6 miles
Evesham 6 miles, Stratford-upon-Avon 10 miles, M40 (J15) 16 miles, Warwick 18 miles, Birmingham International Airport 26 miles

(All distances and times are approximate)



THE PROPERTY

Ullington Hall, dating from around 1800 on an earlier core, is listed Grade II as being of Architectural or Historic Interest, built on the site of a medieval manor, is a superb home with a wealth of charm and an abundance of original features including flagstone floors, exposed lias stone and original six panel doors. The house has been completely renovated and reconfigured for 21st century living whilst working with the traditional charm for the property, with modern decoration, fixtures and fittings, stone and timber floors, wood burning stoves in traditional fireplaces, restored plasterwork, five high quality modern bathrooms, and a lovely high ceiling kitchen, with attractive stylish kitchen units and island unit, with silestone tops and integrated appliances.



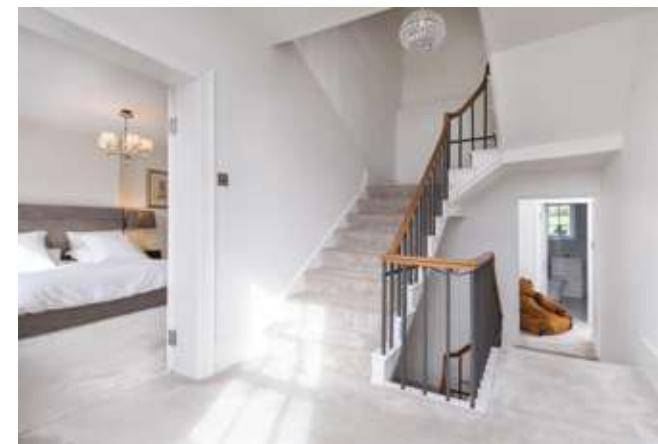


Most bedrooms are west-facing enjoying the best of the views. The principal bedroom has a dressing room and luxurious bathroom, with freestanding bath, separate shower and twin wash basins, and bedrooms two and four have walk in closets.

Attached to the hall is a traditional outbuilding forming The Granary with a loft room above, which could be available for a variety of uses, including home office, ancillary accommodation, games room or gym. There are further stores, and a newly constructed two bedroom cottage also finished to a high quality, ideal for dependent relatives, guests, staff or holiday rental. A detached modern garage block provides extensive parking with garaging for five cars

Ullington Hall is accessed via a long shared private driveway, part of which is also a public footpath. The property has an attractive lawned garden area surrounded by young and mature shrubs and trees including Judas tree, chestnut, walnut and purple maple trees providing a private garden, with lias walling. There is also a summerhouse, pond, paddock area beyond the ha-ha.







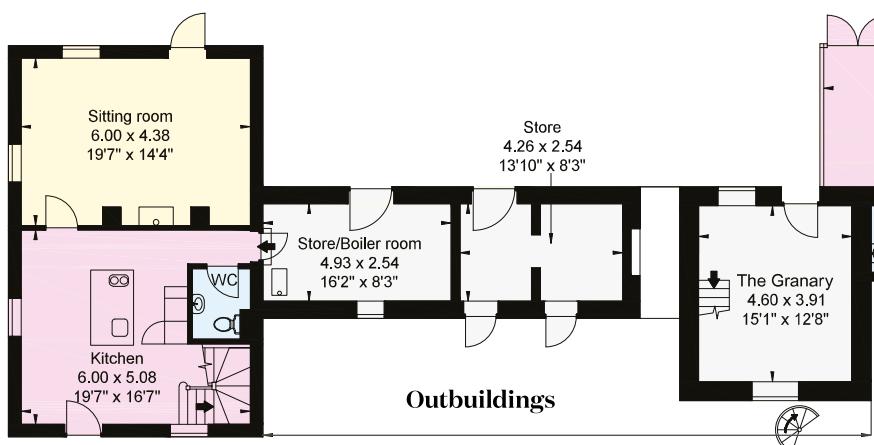
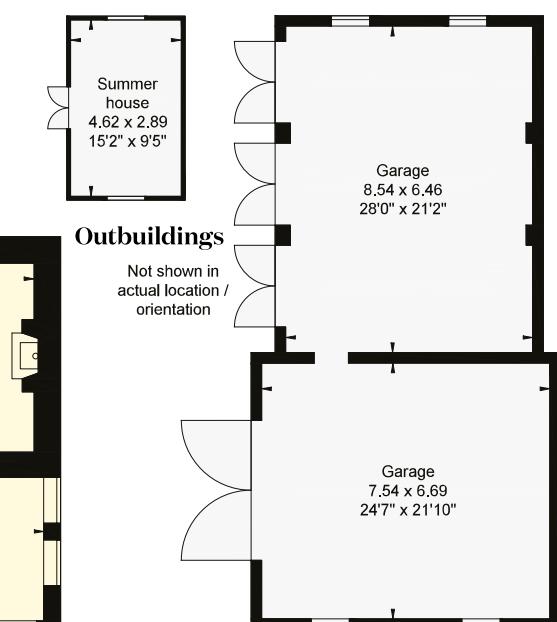
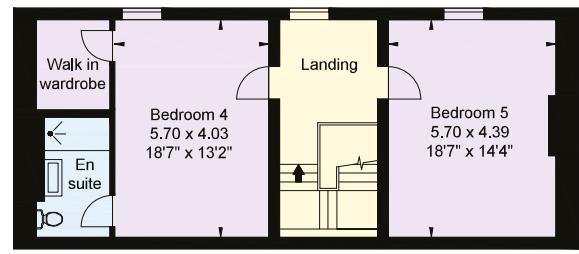
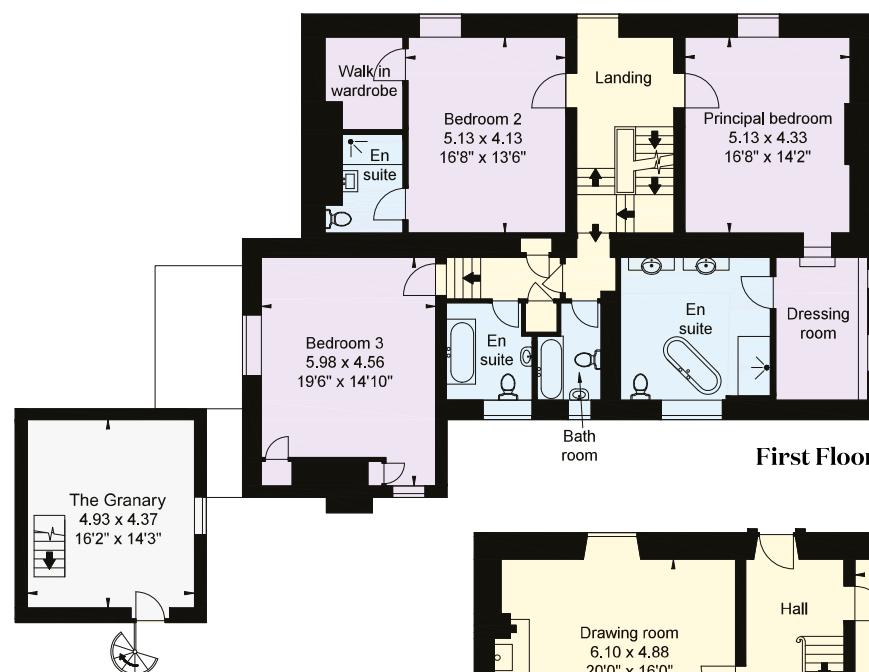
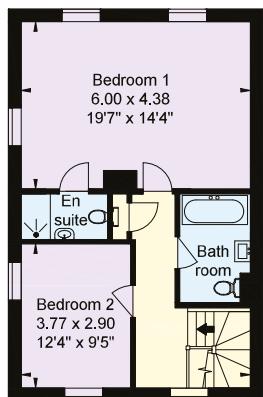
Ullington Hall Cottage



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Cottage Ground Floor

Approximate Gross Internal Area

House: 386 sq m (4,156 sq ft)

Cottage: 116 sq m (1,250 sq ft)

Outbuildings: 186 sq m (2,002 sq ft)

Total: 688 sq m (7,408 sq ft)

- █ Reception
- █ Bedroom
- █ Bathroom
- █ Kitchen/Utility
- █ Storage
- █ Outside

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



SITUATION

Ullington is a small hamlet in beautiful Worcestershire countryside close to the Warwickshire border. The village of Pebworth is approximately two miles away with a public house, parish church, village hall and primary school. Nearby Stratford-upon-Avon has an extensive range of shopping and leisure facilities and is the region's cultural centre and home of The Royal Shakespeare Company.

Ullington is well positioned for both the M40 (16 miles), and the M5 (10 miles) and trains run from Honeybourne Station (about 2 miles away) to London Paddington.

There is a larger selection of amenities and schools to be found in the area, with the boys and girls grammar schools in Stratford-upon-Avon, Stratford Prep School and The Croft Prep School together with schools in Chipping Campden and Warwick with a particularly good reputation.



There are racecourses at Stratford-upon-Avon, Cheltenham and Warwick and the Cotswolds are close by. Golf courses are in Welford-on-Avon, Stratford-upon-Avon and Broadway.

PROPERTY INFORMATION

Services: Mains water and electricity are connected to the property. Private drainage. Gas fired central heating. Telephone and broadband.

Note: The vendors will retain a right of way over the drive to access their retained fields and Ullington Hall Bungalow.

Tenure: Freehold

Local Authority: Wychavon District Council

Council Tax: Ullington Hall - Band G

Viewing: By prior appointment only with the agents.

Directions: Postcode: WR11 8QH What3words: ///tucked.toned.lordship





We would be delighted
to tell you more.

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Date: 12 December 2025
Our reference: STR190330

Ullington Hall, Ullington, Evesham, WR11 8QH

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,950,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully

A handwritten signature in black ink that reads 'Knight Frank'.

KNIGHT FRANK LLP

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