



DEREHAM HOUSE, WILLERSEY



DETACHED PERIOD HOME WITH CHARACTER SET IN 1.15 ACRES.

Dereham House is an impressive and substantial period home, beautifully positioned on the edge of the village and set within walled gardens and a paddock extending to approximately 1.15 acres.



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Local Authority: Cotswold District Council

Council Tax band: H

Tenure: Freehold

Services: mains gas, electricity, water and drainage



LOCATION

Willersey is a charming and sought-after village on the northern edge of the Cotswolds, known for its welcoming community, attractive stone houses and peaceful rural setting. The village has a well-regarded primary school, while the area is served by strong secondary options including Chipping Campden School, and a variety of private and grammar school options in Evesham and Stratford upon Avon. Local amenities include two popular pubs, petrol station, garage, church, village hall, and numerous footpaths leading into beautiful surrounding countryside. For broader services, Broadway is moments away, offering excellent everyday shopping, cafés and restaurants and the renowned Broadway Golf Club. The larger towns of Cheltenham and Stratford upon Avon are under 30 minutes away with excellent places for entertainment as well as world renowned horse-racing, music and literature festivals and superb shopping.







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The house offers outstanding proportions, with large windows that flood the rooms with natural light and high ceilings that enhance the sense of space throughout. The ground floor provides a number of generous reception rooms, offering excellent versatility for modern family living, many with doors opening directly onto the formal walled gardens at the rear.

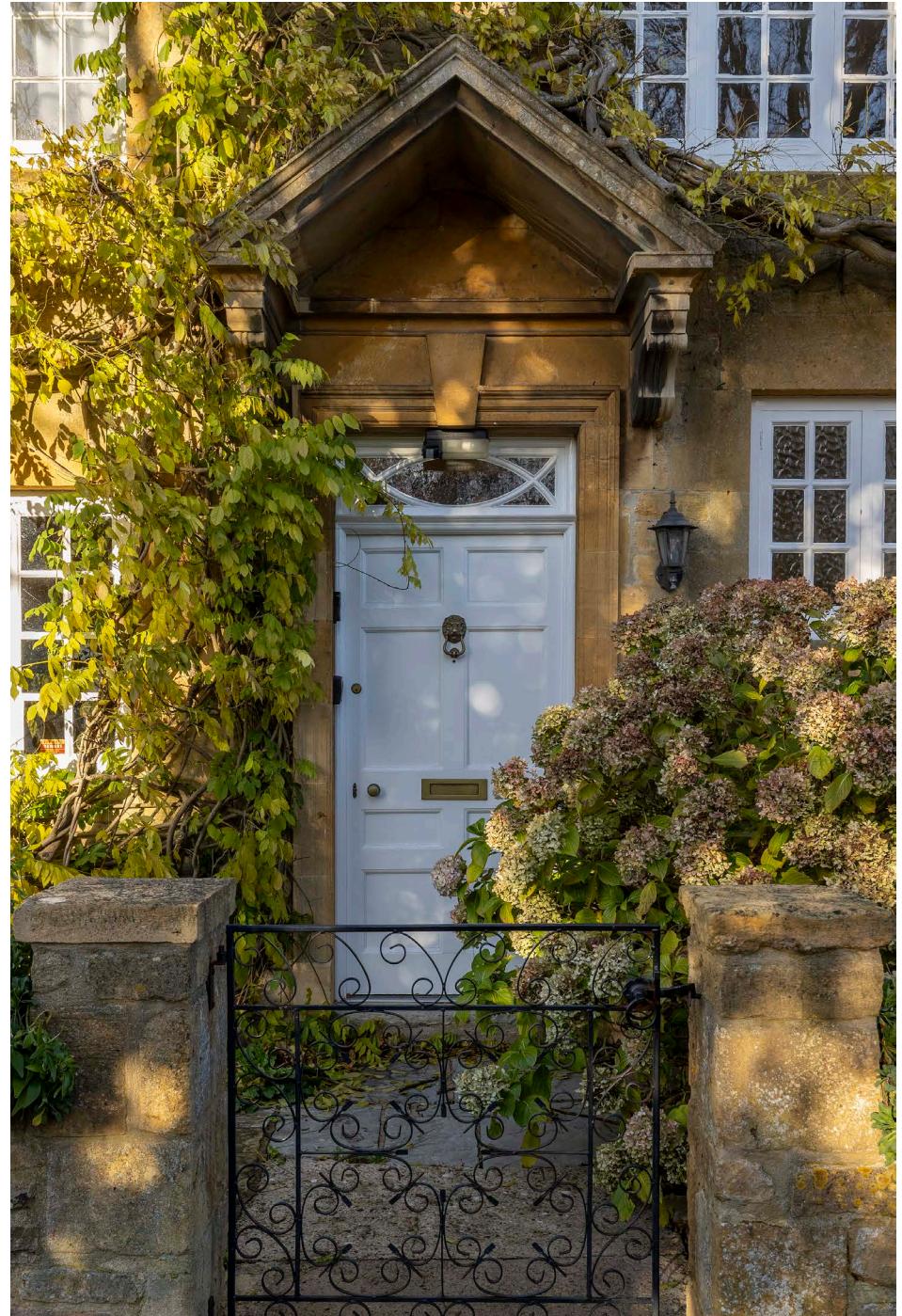
The first floor is equally spacious, currently arranged to provide eight bedrooms and three bathrooms. However, the layout lends itself well to reconfiguration, allowing for the creation of a luxurious principal suite and additional bathrooms should fewer bedrooms be required.





Externally, the property benefits from off-road parking at the front, along with a double garage and a further single garage open to the rear, giving sheltered access close to the kitchen or through to the main garage. A collection of useful outbuildings sits nearby. The beautiful gardens are predominantly laid to lawn with mature borders, and a five-bar gate leads through to the adjoining paddock, dotted with established trees.

Willersey is well placed for transport: rail links to London Paddington are available from nearby Honeybourne (approx. 90 minutes) and Moreton-in-Marsh (approx. 80 minutes), both within easy reach by car. Cheltenham, Stratford-upon-Avon and Evesham are also accessible, making Willersey both idyllic and well connected.





Approximate Floor Area = 520.9 sq m / 5607 sq ft (Including Garage)

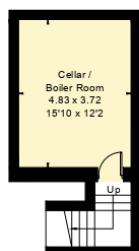
Cellar = 23 sq m / 247 sq ft

Outbuildings = 69 sq m / 743 sq ft

Total = 612.9 sq m / 6597 sq ft



First Floor



Cellar



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. [#100584](http://fourwalls-group.com)

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. (ID767266)



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