

Priest House, Croome Court, Worcestershire,



WR8



Priest House, Croome Court

Worcestershire **WR8**

An elegant Georgian detached country house built around 1755 with spectacular mature gardens and views over the magnificent 18th Century parkland within the grounds of historic Croome Court.

Pershore 4 miles, Great Malvern 12 miles, Worcester 9 miles, Cheltenham 19 miles, Birmingham 35 miles (Distances approximate)

Directions - WR8 9DW

To locate the property via What3Words (www.what3words.com), reference: `///rolled.prayers.early`



Tenure: Available freehold

Local authority: Malvern Hills District Council

Council tax band: G



A beautifully proportioned home, refurbished to an exceptional standard.



The property

Priest House is an elegant, beautifully proportioned, Grade II listed detached home with origins dating back to around the mid-18th Century that was formerly the groom's house to Croome Court and later the Priest House. It has been thoughtfully converted and refurbished to an exceptional standard and specification, retaining its original features offering double aspect uninterrupted views across its mature gardens.

The fine double entrance doors with an attractive stone moulded doorcase open to the elegant entrance hall that has the original restored flagstone floor, a cantilevered stone staircase with sweeping polished mahogany handrail, bespoke built-in under-stairs bookshelves concealing a storage cupboard.

The impressive drawing room features a fine stone fireplace housing a woodburning stove and superb bespoke full-height cupboards. Four double-aspect sash windows offer stunning views of the front and rear gardens and parkland.

Glazed double doors lead from the drawing room to the dining room with its beautifully half-panelled walls and sash window with views to the rear garden, creating a wonderful entertaining area.

The bespoke handmade, hand-painted Benton's kitchen has oak flooring, granite and solid mahogany worktops, waste disposal, a superb full-height larder and a display cupboard incorporating a breakfast bench and unit lighting. A central island in walnut has cupboards on both sides and a granite worktop. Appliances include an electric AGA with a walnut panelled surround, a Rangemaster Double Oven with an induction hob, integrated dishwasher and washing machine and space for a freestanding fridge freezer.

The elegant cantilevered stone-turning staircase with a mahogany wreath handrail is a stunning feature of Priest House as it rises to the first-floor impressive landing, with bespoke full-height linen cupboards and sash windows fitted with plantation shutters.

The principal bedroom has built-in wardrobes, double aspect windows and an en suite with a bath and shower. A sumptuous family bathroom serves two further bedrooms.

The current owners have installed new built-in wardrobes in bedroom 3.

The study is accessed from the rear garden, with a glass roof and functional built-in shelves and cupboards. A spacious games/cinema room is accessed independently from the house and offers scope for various uses. It has a door to the double garage, with vehicle access from the large residents and guests parking area.





Services

Mains water and electricity. Communal private shared drainage system. LPG-fired central and water heating via a communal LPG tank with a private meter.

Management Company

A maintenance charge in 2022/23 was £1,340 for the 12-month period, including a sinking fund payment. The due date is October each year, although it can be paid in two equal or eight equal payments. It covers maintenance of all communal areas, sewage treatment plant and gardening.



L^{ts} COL^{rs} N^o 8.
C. A. M. Roe.
5th East Surrey Reg^t.



An elegant, light and airy home with an abundance of wonderful features.



Gardens and grounds

The property is approached from a landscaped lawned garden and gravelled courtyard to a central flagstone path leading to the front door, which is set between formal level lawns to each side with four magnolia trees, clipped box hedging and four Aurora infinite colour variable spotlights.

At the rear of the house there is a substantial south-facing private garden with a range of mature trees that include a majestic holm oak tree, an expansive paved terrace, offering the perfect spot for al fresco dining whilst taking in the views. The residents' management company beautifully maintains the communal gardens and grounds in the residents-only areas.





Location

Priest House is situated at the heart of the Croome Estate and lies within the ancient settlement of Croome D'Abitot.

The property is accessed through the electric main gates of the imposing Grade I listed London Arch and via a private winding road through the National Trust Parkland. It offers breathtaking walks and views of the Malvern Hills and Bredon Hill, and residents enjoy complimentary permits for themselves and their visitors to the Croome Estate. The private gated entrance affords all residents a much-appreciated sense of privacy and security.

The nearby Georgian market town of Pershore offers many everyday amenities. An educational provision from nursery/pre-school to high school and a Sixth Form College is available. Of particular importance is the number of highly regarded private schools in Worcester, Malvern and Cheltenham.

Broader shopping and services can be found in Worcester and Cheltenham.

There are excellent links to the north and south via the M5 Junction 7. Rail links from Pershore and Worcestershire Parkway run directly to London and Birmingham.

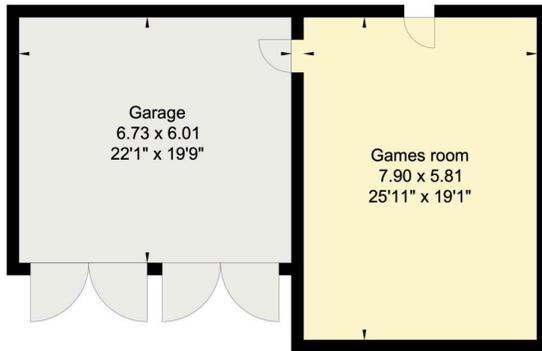


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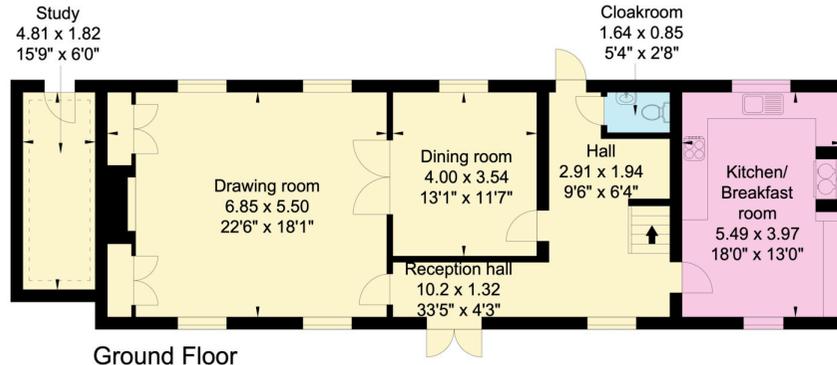




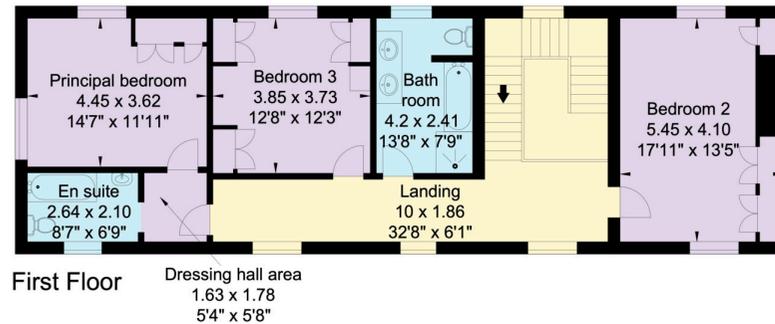
**Area:
0.28 acres (0.11 hectares)**



APPROXIMATE GROSS INTERNAL FLOOR AREA:
 House/Study/Games room: 254 sq m (2,736 sq ft)
 Garage: 40 sq m (435 sq ft)
 Total: 294 sq m (3,171 sq ft)



Ground Floor



First Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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