

Egdon House

Egdon, Near Pershore, Worcestershire







Egdon House

Egdon, Near Pershore, Worcestershire

Pershore 5 miles, Worcester 7 miles, Worcester Parkway station 4 miles
M5 (J7) 5 miles, M5 (J6) 5 miles, Birmingham 31 miles
(All mileages are approximate)

A beautiful period country home with an indoor swimming pool and land.

Reception hall | Drawing room | Sitting room | Dining room | Orangery | Kitchen/breakfast
Utility | Cloakroom | Cellars | Attic | Indoor swimming pool & shower room

Five bedrooms | Three bathrooms | Study/dressing room

Garden | Parking for several cars | large detached traditional garage
Traditional store | Stable block with three stalls

In all about 2.86 acres (1.16 hectares)



Worcestershire

Tel: 01905 723438
threecounties@knightfrank.com

knightfrank.co.uk

Situation

Egdon House is located off a no-through lane in the small hamlet of Egdon, which falls within the parish of the small village of Stoulton, which is just 2 miles north of the village of Drakes Broughton where facilities include a village hall, two pubs, primary school, general store, post office and hairdressers. Within walking distance of Egdon House is The Berkeley public house.

The Georgian market town of Pershore is just 5 miles to the southeast and offers a wide range of everyday amenities including two supermarkets and a range of independent shops, health centre, cottage hospital, public library, community arts centre, public houses and restaurants. There is schooling from nursery/pre-school through to high school and a Sixth Form College. Recreational facilities include cricket, football and rugby clubs, a leisure centre with swimming pool, the historic Abbey and surrounding park, and the River Avon.

There are a number of good private schools in Worcester, Malvern and Cheltenham.

Worcester has a broad range of services and other attractions including county cricket, Premiership rugby and horse racing on the banks of the River Severn.

There are excellent motorway links north and south via the M5 at Junction 6 & 7 and just 4 miles away is the new Worcester Parkway rail station offering links directly to London Paddington and Birmingham.

For sale freehold

Egdon House is positioned at the end of a no-through country lane in a peaceful rural position with wonderful views of Bredon Hill from the principal rooms, yet offers ease of access to the motorway network and the new Worcester Parkway rail station.

It offers very well proportioned accommodation, which flows from one room to the next and features include stripped pine internal doors, traditional fireplaces and exposed beams.





The front door opens to an entrance vestibule with double part glazed doors opening to the large entrance hall at the heart of the house with original floorboards, a working fireplace with an attractive surround and a door to the cloakroom. At the opposite end of the reception hall is a door to a loggia with steps down to the garden and offering a wonderful spot for al fresco dining.

Off the entrance hall are three spacious reception rooms, which offer generous entertaining space. Double pine doors open to the drawing room with a fine working fireplace and French glazed doors opening to the rear terrace. The dining room has exposed beams and the sitting room has a feature fireplace housing an oil-burning stove and a glazed door to



the rear terrace. From here a door opens to the orangery with a pitched glazed roof and French glazed doors opening to the rear terrace. It also provides an attractive link to the indoor swimming pool.

The indoor pool was re-lined and a new cover fitted at the beginning of this year. It includes a shower and plant room as well as a glazed door opening to the rear terrace.

The large fitted L-shaped kitchen/breakfast room includes a pantry an oil-burning stove, electric AGA and module, electric oven and ceramic hob, freestanding Bosch dishwasher, microwave and an integrated fridge.



From the kitchen a door opens to steps leading down to the fitted utility room with a vaulted ceiling, flagstone floor, Belfast sink and a large pine storage cupboard, and freestanding appliances including a fridge freezer, tumble dryer and Miele washing machine. An outside door opens to a small secure courtyard with a potting shed.

From the entrance hall a turning pine staircase rises to the galleried study landing. From here a door opens to a further staircase providing ease of access to the large walk-in attic.

The master bedroom suite enjoys wonderful views of Bredon Hill and has a dressing room, built-in wardrobes and an en suite with a bath, shower enclosure and a vanity cabinet with twin basins.



There are a further four double bedrooms and a study served by two family bathrooms each with a bath and separate shower enclosure. The study, bedroom 5 and one of the connecting bathrooms offer potential to be used as a suite with the study alternatively serving as a dressing room or a single bedroom.

Two large cellars are accessed from outside, one of which houses the boiler.

Outside

Double wrought iron gates open to a gravel drive and turning circle-offering parking for several cars set in front the house and traditional outbuildings. One of these traditional buildings serves as a large garage and the other as a store with a hayloft above and offers potential, subject to obtaining the relevant consents, to be converted to ancillary accommodation or a home office.

The extensive lawned gardens wrap around the house. The rear garden is south-facing allowing the all-day sunshine to be enjoyed along with views across its land to the magnificent walnut tree, neighbouring countryside and Bredon and Malvern Hills.

Extending along the rear of the house is a large paved terrace with a charming waterfall garden feature.

Throughout the gardens are well-manicured hedges, strategically planted mature and eye-catching borders of perennial and evergreen plants providing all-year round interest and colour, a range of mature trees and a quaint timber potting shed.

A second drive with a 5-bar gated access opens to the land, which is currently arranged as two paddocks enclosed by post and rail stock proof fencing. There are also two traditional pigsties and an enclosed stable block with three stalls.

Services

Mains water and electricity. Private drainage. Oil fired central heating.

Fixtures & fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Local Authority

Wychavon District Council: 01386 565000
Council Tax Band: H



Directions (WR7 4QP)

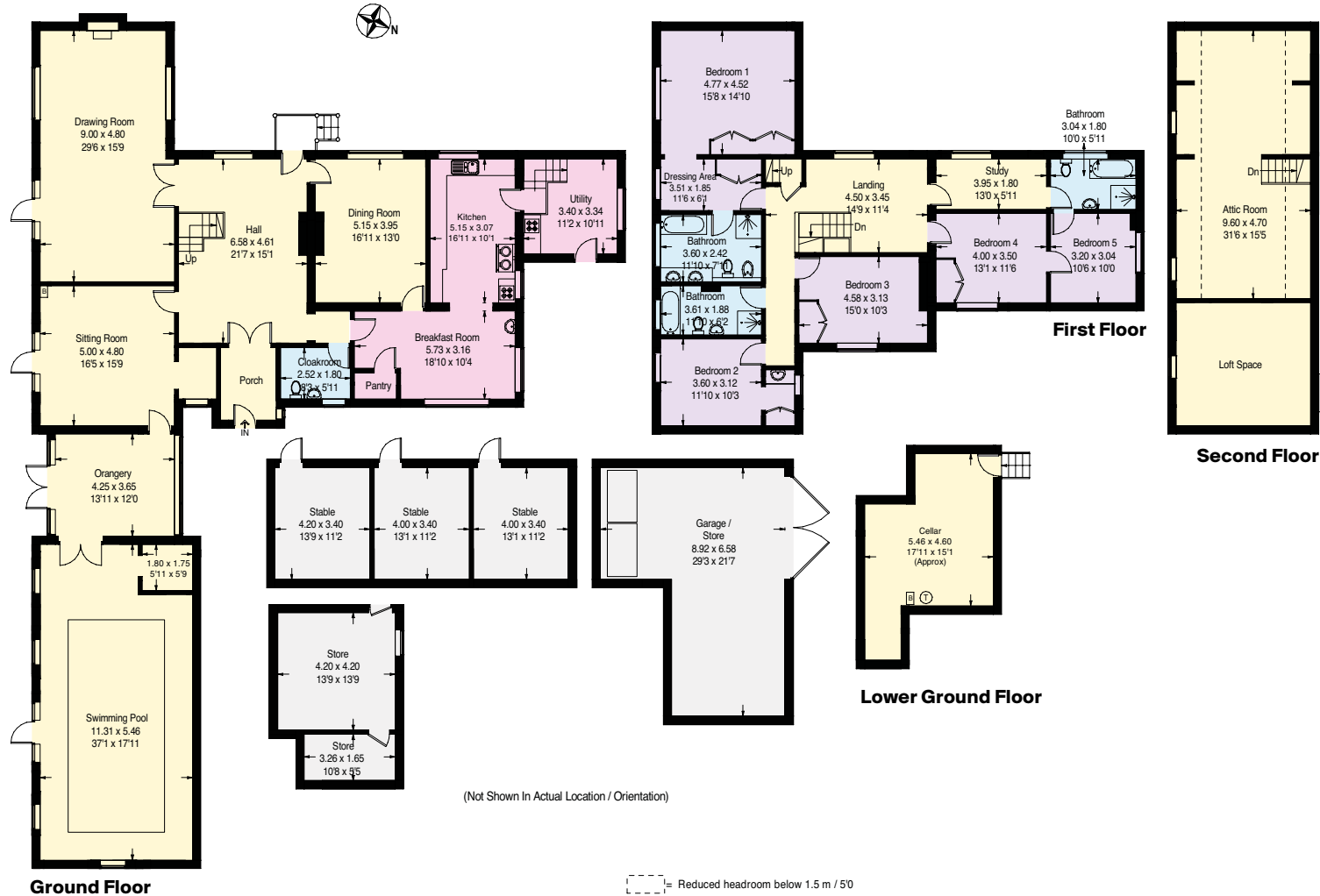
From the M5 Junction 7 take the B4084, signed Pershore. After about 3 miles turn left signposted Droitwich B4084 and then after under 1½ miles take a left on to Egdon Lane which can be identified by a no-through road sign and one for 'Worcester Classic Cars'.



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

Approximate Gross Internal Floor Area
496.8 sq m / 5348 sq ft
Outbuildings = 113.2 sq m / 1218 sq ft
Total = 610.0 sq m / 6566 sq ft

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



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Ref: WRC200024, Particulars dated July 2020, Photographs dated July 2020. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com.

