



Eastcote House, Chaddesley Corbett, Worcestershire

G HERBERT  
BANKS

EST. 1898

Eastcote House  
Dobes Lane, Brockencote  
Chaddesley Corbett  
Worcestershire  
DY10 4PU

A distinguished period country house with land and a wonderful approach.

Lying on the edge of one of Worcestershire's prettiest and most desirable villages.

Reception hall, sitting room, garden room, study, large dining kitchen with AGA, utility, cloakroom.

5 bedrooms, 2 bathrooms, shower room, wine cellar, basement.

Circa 2663 sq.ft

Garaging, carport, stabling and outbuildings.

As a whole circa 3.84 acres.

Classic long private gated driveway, gardens, 2 paddocks.

## Offering No Onward Chain

### Situation

Eastcote House lies off the quiet Dobes Lane just outside Chaddesley Corbett. This very well serviced village has an extensive range of amenities including the fine St Cassian Church with its Norman arcades. A primary school, butchers, 2 pubs, the substantial Rowberrys Farm Shop, local cricket, rugby and football club, the renowned point to point course and the stunning Brockencote Hall hotel and restaurant.

Local Chaddesley Corbett primary school and day/boarding school options are first class including Winterfold preparatory school, Bromsgrove School, Old Swinford Hospital School in Stourbridge, Kings School and RGS in Worcester.

There is excellent access to the surrounding towns, cities and the West Midlands conurbation. With the property sitting circa 4 miles from Kidderminster, 7 miles from Bromsgrove, 8.6 miles from Stourbridge, 14 miles from Worcester and 20 miles from central Birmingham. The Queen Elizabeth Hospital is around 15 miles distant.

Both the M5 motorway and regional rail networks are readily accessible. Nearby rail stations include Kidderminster, Droitwich Spa and Bromsgrove.

The lovely surrounding countryside provides many rewarding walking opportunities and countryside pursuits.

### Description and History

Eastcote House is a much cherished country house which has been in the same ownership for almost 50 years. This very attractive house is Georgian in origin with later period additions.

The charming character accommodation retains some fine period features including sash windows, high ceilings and period fireplaces. Importantly the house has been subject to extensive renovation by the present owners since 2015. This has included the rebuilding of the chimneys and pediments, the repair of the main roof which has been re-laid, felted and insulated, full rewiring, 2 new gas fired boilers have been installed. The property has recently undergone full timber treatment with guarantees. The spacious, versatile and light accommodation benefits from Farrow and Ball paints throughout.

Eastcote House is approached by a spacious reception hall with beautiful open fireplaces and original tiled floor. This leads through to a further small hall.

The sitting room has a large sash bay window, open period fireplace and glazed doors to the fine garden room and study. Lovely large dining kitchen with gas fired AGA, period fireplace with wood burning stove and door to the exterior. An entrance lobby off the kitchen leads to the utility room with large pantry, cupboards and cloakroom.

The delightfully proportioned 4 double bedrooms are to be found on the first and second floors together with 2 bathrooms.

A secondary staircase at one end of the house leads to a very useful 5<sup>th</sup> bedroom, shower room and large storage room. It is an ideal guest space or for those buyers considering an annexe. Wine cellar and basement.

### Outside

A private gate and long driveway leads to the front of the house with generous gravel parking. A large covered entrance with full width gates to a rear parking area with the benefit of a separate rear access. This includes garaging and a carport. A range of outbuildings include a brick barn, tool room, stores and stabling with fenced stable yard.

Attractive lawned matured gardens. Two paddocks.

## GENERAL INFORMATION

### Services / Tenure

Mains electricity, water and gas central heating. Private drainage (septic tank). The property is Freehold.

### Local Authority

Wyre Forest District Council Tel: 01562 732928

### EPC Rating

A full copy of the EPC can be requested from the selling agents or by visiting:

[www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate).

The EPC was carried out in May 2015 with a rating 59/D; potential 71/C.

### Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

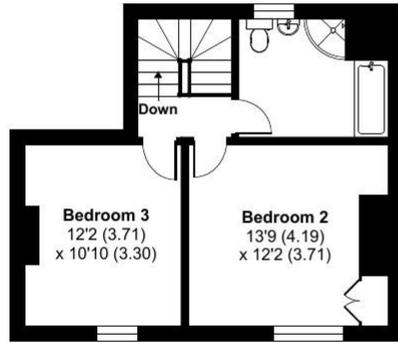
### Viewing by Appointment Only

Via the Agent's Great Witley Office Tel: 01299 896968.

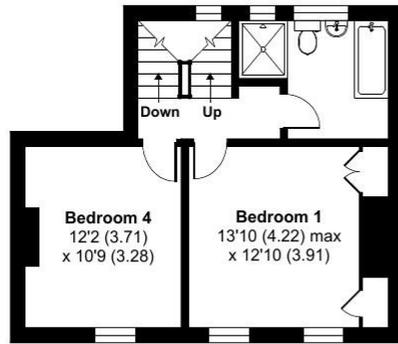
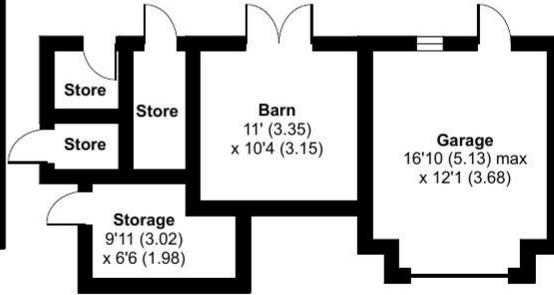


Approximate Area = 2663 sq ft / 247.4 sq m  
 Garage / Outbuilding = 451 sq ft / 41.9 sq m  
 Total = 3114 sq ft / 289.3 sq m

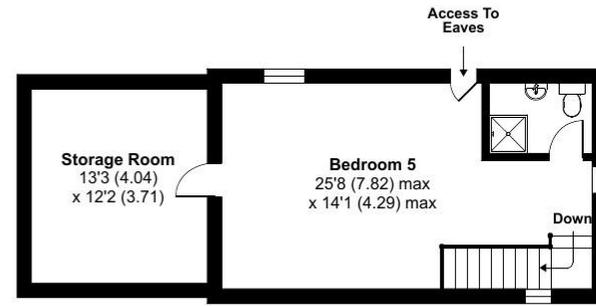
For identification only - Not to scale



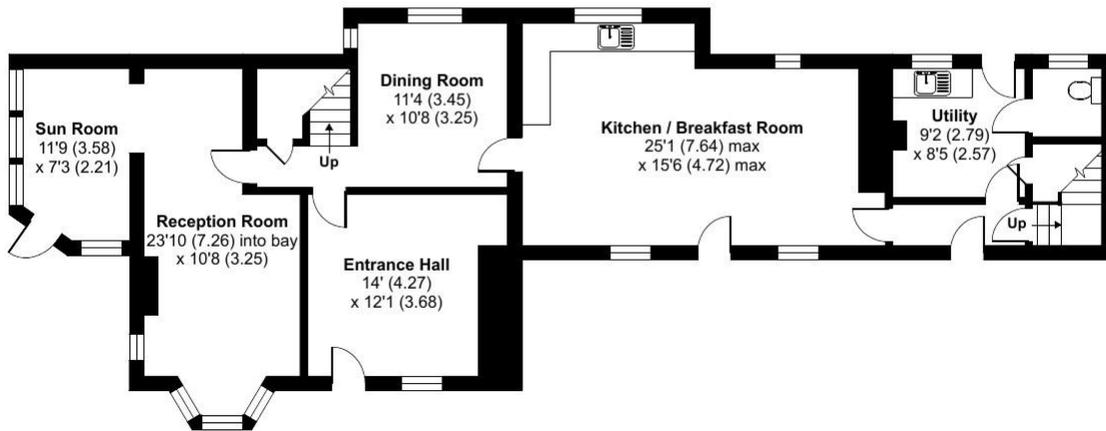
SECOND FLOOR



FIRST FLOOR 2

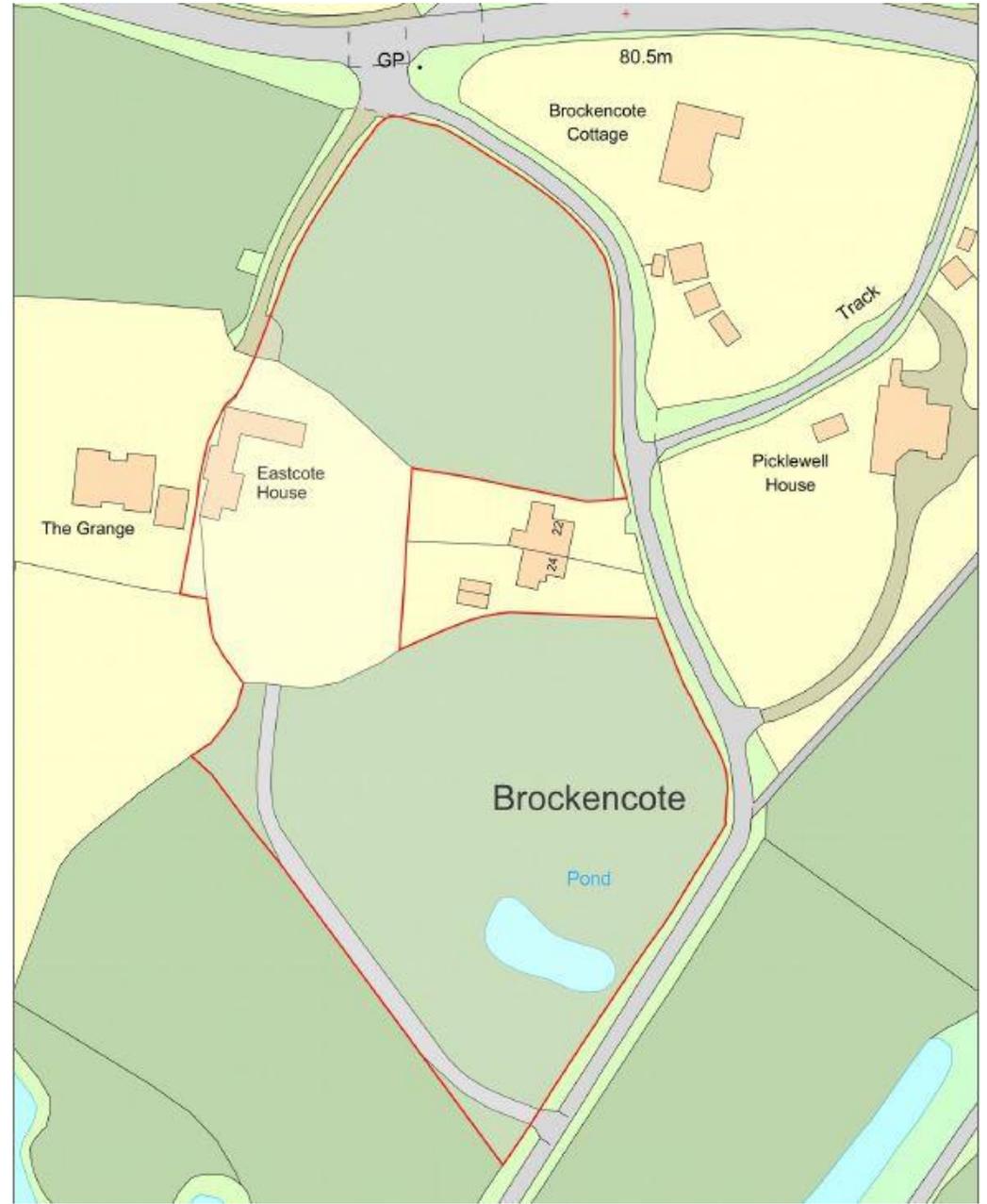


FIRST FLOOR 1



GROUND FLOOR





**G HERBERT  
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EST. 1898

01299 896 968  
[info@gherbertbanks.co.uk](mailto:info@gherbertbanks.co.uk)  
[www.gherbertbanks.co.uk](http://www.gherbertbanks.co.uk)

The Estate Office, Hill House  
 Great Witley, Worcestershire WR6 6JB



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