



Colebrook House, Wichenford, Worcestershire

G HERBERT
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EST. 1898

Colebrook House
Wichenford
Worcestershire
WR6 6YY

A very appealing country house with beautiful large gardens and grounds.

Sought after village within easy reach of Worcester.

- Entrance hall, cloakroom, reception hall/sitting room, lounge, dining room, breakfast kitchen, utility room and study
- Five bedrooms, four bath/shower rooms (three ensuites)
- Extensive parking with open fronted garaging. Incredibly attractive gardens and grounds with stream, pool and paddock area
- Around 2.04 of an acre

Situation

Colebrook House is situated on the edge of the highly regarded village of Wichenford. The village has the very attractive St Laurence Church with 13th century chancel and 14th century Nave. Just outside the village is the Mason Arms public house.

The nearby village of Martley has a primary school, the much sought after Chantry Senior School, post office, store and garage, cricket club with Tap and Run public house and the recently opened Crown Inn with bar and restaurant. The surrounding area provides many rewarding walks and countryside opportunities.

The cathedral city of Worcester is about 6 miles distant with an extensive range of amenities. These include a direct rail connection to both Birmingham and London with the benefit of the modern Worcester Parkway station to the south of the city. There is excellent M5 motorway access via 5 at Wychbold and 6 & 7 of the north and south of Worcester.

Description

This most delightful country house which was original built around 1830 and has been significantly extended to provide generous double glazed family accommodation.

It is approached by an entrance hall with tiled floor and cloakroom off. There is a spacious reception hall/sitting room with timbered ceiling and brick fireplace with wood burning stove.

Separate large lounge with doors to the exterior and handsome stone fireplace with wood burning stove.

Separate large dining room again with sliding double glazed door.

The excellent fitted breakfast kitchen with twin plate and twin oven Aga is very well fitted with a range of cabinets, granite working surfaces, Bosch ceramic hob with Bosch extractor over, Bosch microwave, Beko dishwasher, high timbered ceiling and under cabinet lighting. Feature glazed doors in oak surround lead to the utility room with solid oak dresser base with cupboards over, tiled floor, integral cupboard, oak plate rail and cupboards. Rear entrance porch off.

Useful study with timbered ceiling and book shelving.

The first floor provides a long landing with airing cupboard. There are five generous double bedrooms, three with ensuite bath/shower rooms and a separate family bathroom.

Outside

Colebrook house is approached by iron gates with in and out block paved driveway and central three car open fronted garage with wood store.

The much cherished gardens provide wonderful expansive lawns with a variety of trees and shrubs, box hedge garden and amenity land/potential small paddock with pond, solar panels and reed beds. These gardens continue to the side/rear of the property with the charming stream and some gorgeous trees

including a Japanese cloud tree, fruit trees and ancient yew tree. There is a peony bed. the gardens and grounds enjoy many splendid entertaining areas which really enjoy the joyful aspect.

Former kitchen garden area, workshop and building.

GENERAL INFORMATION

Energy Performance

Current Rating: 66D

Potential Rating: 81B

Carried out: 25th April 2025

Services

Mains electricity and water. Oil central heating, LPG Aga. Private drainage.

Local Authority

Malvern Hills District Council

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

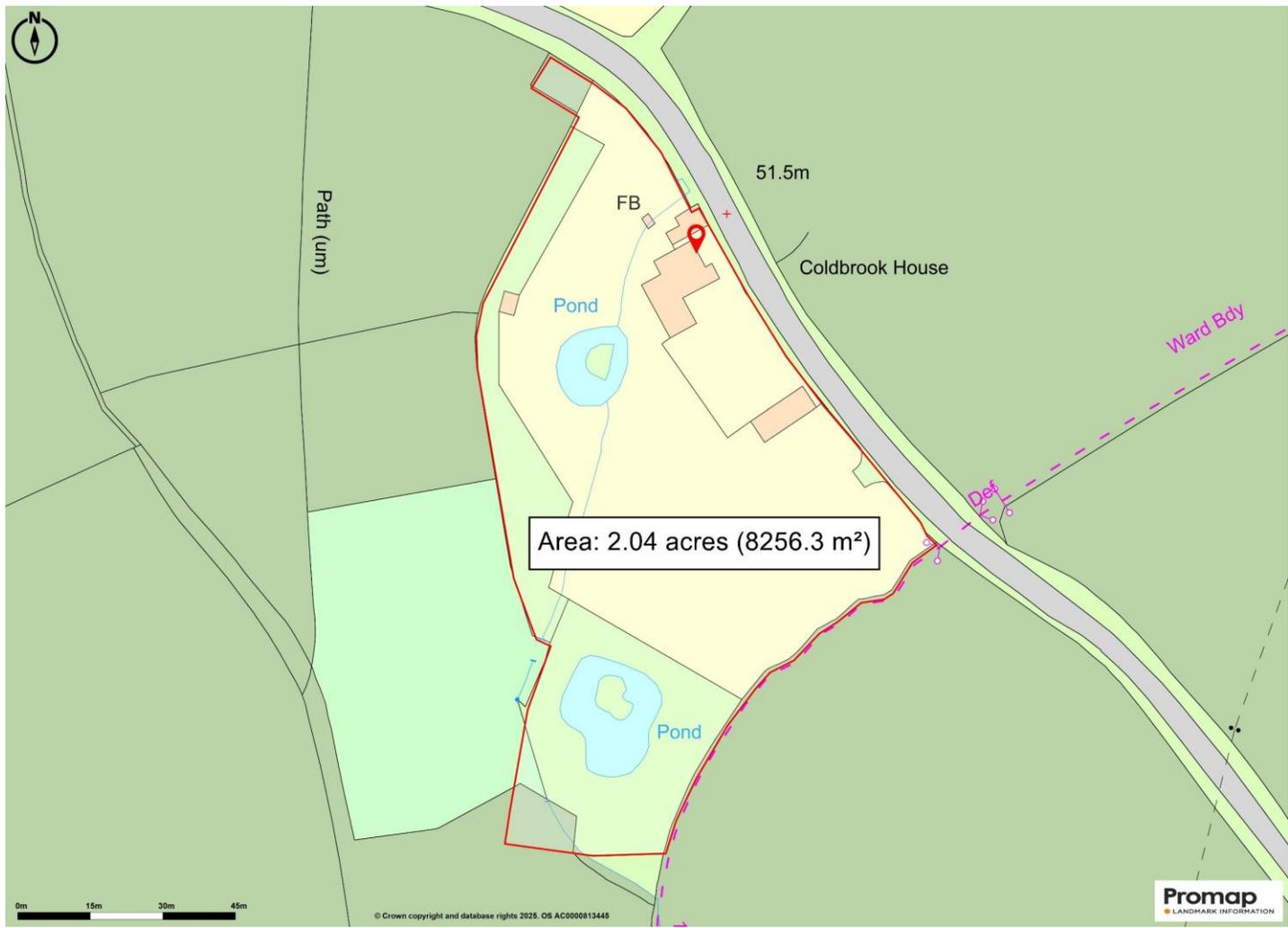
Via the Sole Agent's Great Witley Office

Tel: 01299 896968

Directions

What3words ///horns.restored.clipboard

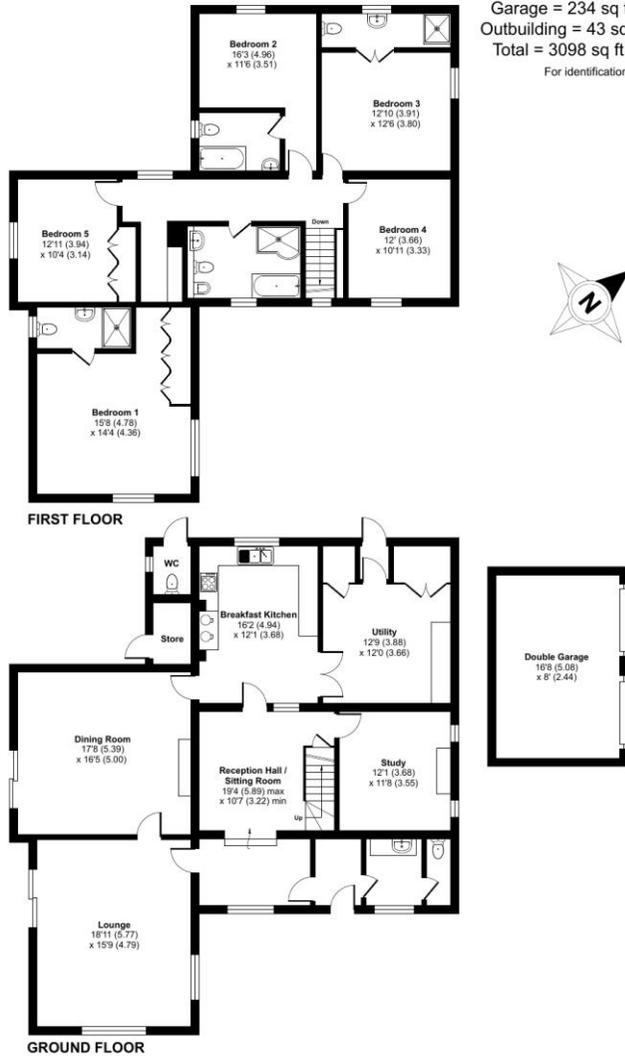




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Approximate Area = 2821 sq ft / 262 sq m
 Garage = 234 sq ft / 21.7 sq m
 Outbuilding = 43 sq ft / 3.9 sq m
 Total = 3098 sq ft / 287.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for G Herbert Banks LLP. REF: 1282061

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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