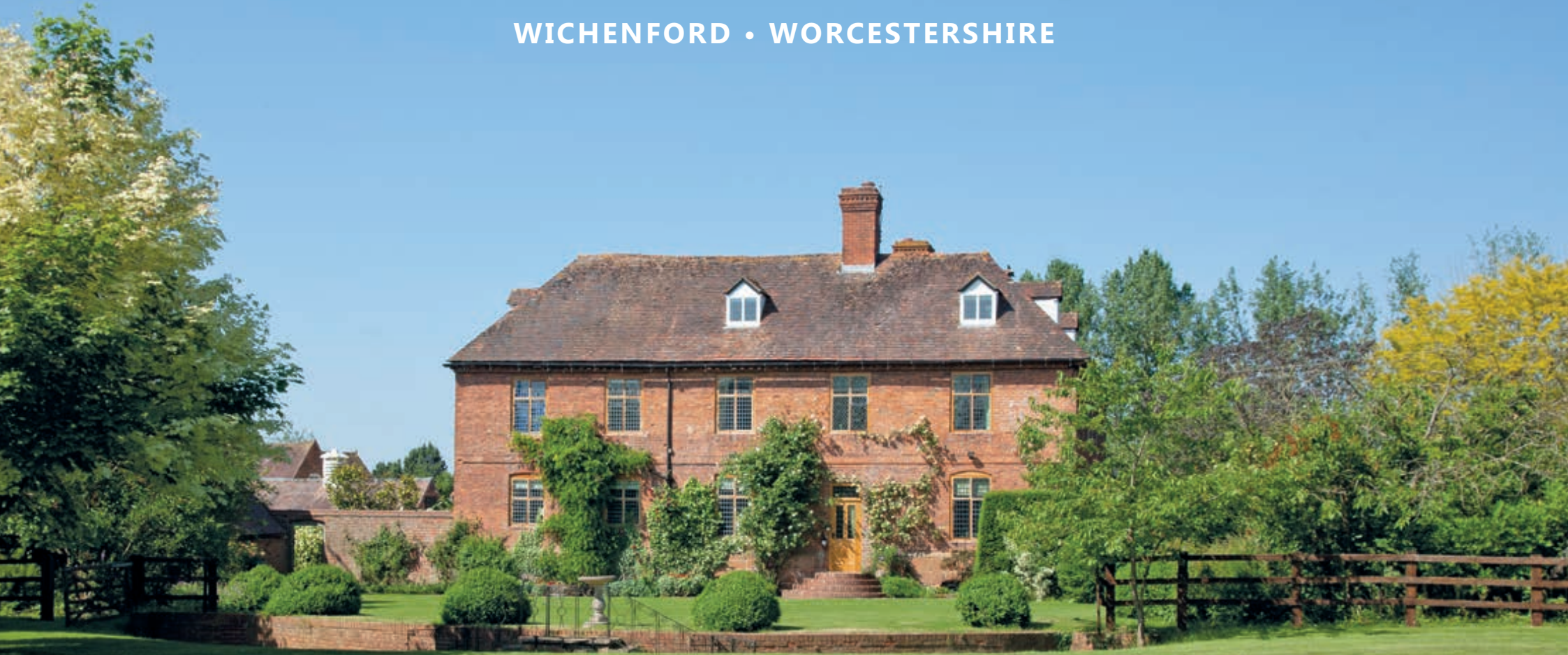


WICHENFORD COURT

WICHENFORD • WORCESTERSHIRE







WICHENFORD COURT

A historic Grade II William and Mary country house set in beautiful gardens and grounds in a peaceful rural location*

Martley 2 miles • Ombersley 5.8 miles • Worcester 6 miles • Malvern 13 miles
Cheltenham 30 miles • Birmingham 30 miles (Distances are approximate)

Lot 1

The Court: Reception hall • drawing room • dining room • sitting room • playroom • study • laundry
kitchen/breakfast/sitting room • boot room • extensive cellars

First floor: Master bedroom suite with dressing room • 4 further bedroom suites
Second floor: Sitting room • 2 bedrooms • 2 bathrooms

Staff/Guest cottage

Beautiful gardens and grounds • Long drive • Extensive outbuildings • Swimming pool • Stabling • Paddocks • Ponds
About 6.4 acres.

Lot 2

Adjoining land currently divided into paddocks extending to 13.5 acres. (Available by separate negotiation)

Lot 3

Extensive traditional barns and farmyard

About 1.45 acres. (Available by separate negotiation)

Available as a whole or in separate lots

In all about 21.33 acres

For sale freehold

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Worcestershire

Wichenford Court is situated off a rural lane within rolling Teme Valley countryside to the north west of Worcester. The house, gardens and grounds border open countryside. The nearby village of Martley provides local facilities with more extensive shopping, leisure and education available in the historic riverside city of Worcester (6 miles). There is fast access to the

M5 and wider motorway network with the M42 and M50 also being close by. Railway stations are available in Worcester providing access to both Birmingham and London, while Birmingham International Airport provides regular national and international flights.

The area is well known for its excellent schooling with numerous schools in Worcester, but also close by is the

renowned Abberley Hall Prep School (6.5 miles), The Elms at Colwall, Bromsgrove School and highly sought after schools in both Malvern and Cheltenham.

Recreational facilities in the area include racing at Worcester and Cheltenham, rugby and cricket at Worcester and hunting with the Worcestershire. Golf at Worcester and Malvern.



Lot 1 - Wichenford Court

Wichenford Court dates back to 1086. At the time the moated house covered a larger area and the Washborne family lived here for 10 generations. In the house, panelling bares evidence of the 1600's and other timbers may well be earlier. In 1712, Edward Skinner undertook major changes to the house, and more recently improvements were made since 1970 and by the current owners over the last 10 years. The dovecote, now in the ownership of the National Trust, is one of the largest of its type in England.

The Court is a special Grade II* Listed country house sitting at the head of a long drive surrounded by its supporting outbuildings, beautiful formal gardens, grounds and paddocks. Formally a moated farmhouse and rebuilt around 1720, the court is exceptionally well proportioned with its attractive brick elevations, leaded light windows, handsome facades all under a tile roof. The oak panelling, fine period fireplaces and doors, many of which are original, provide charm and character throughout. The current owners have maintained the house to a high standard and the accommodation lends itself to either entertaining on a grand scale or for use as an everyday family home.

On entering the house, the principal accommodation is arranged around the central **reception hall** sitting at the heart of the house. The well-proportioned **drawing room** has good ceiling heights and is double aspect with an open fireplace with marble surround and decorative mantel.





A door leads through to the **dining room**. Of particular note is the large 2-part **kitchen/breakfast and living room** with Aga, central preparation island, extensive granite work surfaces with on-floor and wall mounted bespoke cabinets all under a sky light providing plenty of natural light. Towards the rear of the room is a timber framed and glass breakfast/living room with large open brick fireplace and an outlook to the rear of the house. Off the kitchen is the **playroom** that links to the **sitting room** and **study**. Stairs lead down to the **extensive cellarage** with numerous different room currently used as storage, larder and dog room with direct access outside.

The bedroom accommodation is arranged over 2 floors, consisting of **7 bedrooms** and **7 bathrooms**. Of particular note is the impressive **master bedroom suite** being double aspect with a delightful outlook, **dressng room** with extensive bespoke wardrobes and linking through to the **large modern bathroom**. The other bedrooms on the first floor all have bath or shower rooms and are good sizes. The panelling in bedroom 3 is of particular note and all the rooms have good ceiling heights. The second floor has a long **sitting room** and **2 large bedrooms**, one with an en suite bathroom and there is a further bathroom off the sitting room.





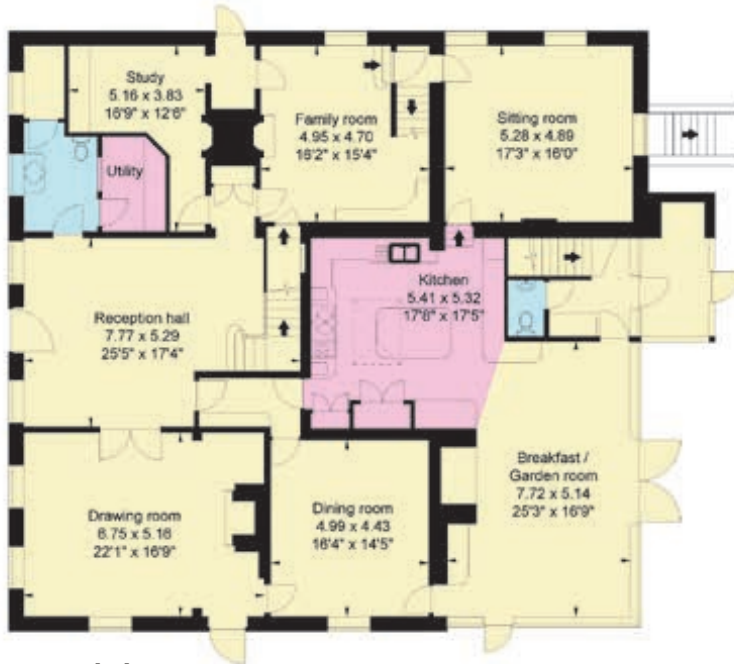
First Floor

THE COURT



Second Floor

Denotes restricted head height



Ground Floor



Cellar

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace

Approximate Gross Internal Floor Area

House = 645 sq m / 6,943 sq ft
 Cottage = 126 sq m / 1,356 sq ft
 Outbuildings = 2,090 sq m / 22,497 sq ft
 Total = 2,861 sq m / 30,796sq ft

The Cottage

The staff/guest cottage is positioned to the rear of the main house and consists of an open plan kitchen/living room, conservatory, broad first floor landing, 1 bedroom, bathroom and store room.



Cottage
Ground Floor

Cottage
First Floor



Outbuildings

The outbuildings at Wichenford Court lie predominantly to the rear of the main house and consists of a **large double height barn** with mezzanine first floor, currently used as a garden store but has the potential to be additional accommodation if required (subject to

planning). The barn is brick and timber framed and divided into 2 sections. Leading directly off is a **6 bay storage barn** forming one side of the rear courtyard and parking area. There are further smaller outbuildings consisting of **general purpose store rooms and workshops**.



Gardens and Grounds

The formal gardens lie principally to the east of the main house and consist of areas of lawn with broad flower and shrub beds enclosed within a Ha Ha with steps leading down to a further area of lawn adjacent to the **swimming pool**. The swimming pool area is entirely enclosed within a brick wall with a 3 bay open sided summer house with changing facilities, shower and WC. On the west side is a pretty **orchard** with a poplar tree walk and **pond** with an island and further **summer house**.



Lot 2 – Land: positioned to the north and east of the main house are 13.5 acres of paddocks with post and rail fencing and numerous field shelters.



Lot 3 – Traditional barns and farmyard

The barns are extensive and are made up of several sections in a wide 'U' shape with a centralised hard standing yard including 4 inner barns currently used for storage. One end of the 'U' is a brick built Victorian barn under a tiled pitched roof and potentially have scope for development (subject to planning). The other 2 main sections are a fine example of a classic period wooden lattice work barn internally divided into several sections and currently used for storage. Within the complex there is also a lean-to storage barn, larger agricultural stock barn, hay barns and dutch style open sided barn.



LOT 3 - PLANS



The Dovecote

Positioned between the Barns and the house is the Dovecote that is under the ownership of the National Trust and is one of the largest of its type in England.

Services

Main house – Oil-fired central heating, mains water and electricity, private drainage.

Cottage – mains electricity and water, private drainage.

Local Authority

Malvern Hills District Council. Tel: 01684 862151



Fixtures and Fittings

All fixtures, fittings and garden ornaments are specifically excluded from the sale of the property but may be available by separate negotiation.

Viewings

Strictly by prior appointment with the vendor's agent Knight Frank LLP. Country Department 020 7861 1707, Worcester 01905 746 883.

Directions (WR6 6XY)

Proceed to M5 (J5). Exit onto the A38 signed Droitwich. Continue on passing Chateau Impney Hotel, second exit off the roundabout and then take the ramp to Ombersley/A4133. At the roundabout, take the 3rd exit onto A4133 and go through two roundabouts. Turn right onto A443 and then take the first left to Ockeridge and Wichendorf. In Wichendorf village turn right along Venn Lane, passed the church and the house is found on the left hand side as the road rises and bends to the right.



Important Notice

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Photographs dated June 2013. Particulars dated July 2013.

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