EASTINGTON HALL ESTATE

UPTON-ON SEVERN • WORCESTERSHIRE/GLOUCESTERSHIRE BORDER

Upton-on-Severn 2 miles • Cheltenham 15 miles (London Paddington 2 hours 15 minutes)
Worcester 11 miles • Birmingham 38 miles
(Distances and time are approximate)

A magnificent Grade I Listed tudor mansion house situated within beautifully landscaped gardens and parkland

ESTATE SUMMARY
Thirteenth Century Manor house
6 reception rooms • 8 bedrooms
Attractive landscaped gardens with lake, heated swimming pool, tennis court and pavilion
Gate Lodge and 2 further cottages, extensive outbuildings and garaging
Substantial traditional style barn
Additional farmstead with farmhouse, traditional farm buildings and modern farm buildings
Arable and pasture land

In all about 341 acres (138 hectares)
Available as a whole or in two lots
Historical Note

Eastington Hall is based on a late Thirteenth Century Manor House, itself built on the site of the medieval village of Eastington. The Great Hall boasts two original base cruck trusses with collar and scissor rafter roof above dated to about 1280 the Hall then being enlarged in the Fifteenth Century to create the western half of the property as it appears today. Throughout this period the Hall was owned by the Eastington Family, the association coming to an end in 1523 with the Death of William Bridges, a son-in-law of William Eastington. Eastington remained largely unaltered from the Fifteenth Century to 1911, when Mademoiselle de Montgeon renovated and enlarged the property to the form seen today. During the 1920’s, Radcliffe Hall wrote part of “The Well of Loneliness” from Eastington, and the Hall was also used to store some of the treasures of the Tate Gallery during the Great War.

The timber frame building, constructed principally of stone under a tiled roof, is Listed Grade I and in Pevsner’s words is described as “a splendid piece of timber framed architecture”. Parts of the interior and exterior woodwork benefit from fine carved work, including vine trails, gargoyles and rose motifs. The panels to the timber frame are not only plaster, but also of both red brick and some blue lias course rubble.

The present owner has undertaken a comprehensive programme of careful and sympathetic restoration and improvements to the Hall, cottages, outbuildings and grounds. These include re-roofing, the installation of a new central heating systems, electrical re-wiring, and the installation of smoke, fire and security alarm systems. As a consequence Eastington provided a rare opportunity to live a substantial house of architectural and historic significance in complete comfort.
Location
The property lies about two miles to the south-west of Upton upon Severn, which provides a good range of local shopping facilities. Tewkesbury, Great Malvern, Worcester and Cheltenham are all within easy reach and provide a more comprehensive range of services.

Access to the national motorway network is excellent, with the M5 and M50 both about seven miles away. Fast trains to London (Paddington) from Cheltenham station take about 120 minutes and from Worcester (Shrub Hill) a similar time. Fast trains to Birmingham, New Street take 44 minutes from Worcester (Foregate Street). Birmingham Airport is some forty miles to the north on the M5.

Sporting
Shooting rights are in hand.

Racing at Cheltenham, Worcester and Hereford

Golf at Great Malvern, Tewkesbury, Cheltenham ad Evesham.

The nearby River Severn offers a wealth of boating activities, there being a marina at Upton upon Severn.

Summary of Lots

<table>
<thead>
<tr>
<th>Lot No</th>
<th>Description</th>
<th>Hectares</th>
<th>Acres</th>
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<tbody>
<tr>
<td>1</td>
<td>Eastington Hall, Cottages and Outbuildings, Tudor Barn</td>
<td>29.9</td>
<td>74</td>
</tr>
<tr>
<td>2</td>
<td>Whitefield Farm Substantial detached farm house, annexe, traditional and modern farm buildings including horse equipment</td>
<td>107.64</td>
<td>266</td>
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LOT 1 - EASTINGTON HALL, GATE LODGE
AND COTTAGES, GARDENS, GROUNDS AND
LAND 74 ACRES (29.9 HECTARES)

Eastington Hall is approached off a quiet country road through a pair of
impressive, decorative wrought iron gates either side of these gates large stone
pillars topped with lions passant create an imposing entrance. Passing the
pretty Gate Lodge, the tree lined drive sweep to the front door passing the
ornamental lake and fountain and Grade II Listed circular stone and tiled
Dovecote on its route. The drive divides providing an alternative access to the
cottages and to the rear of the house.

On arrival one is greeted by the wonderful timber facade of the Hall set
amongst the beautiful gardens in a wonderful landscaped setting. Stone
steps lead to the imposing oak front door and into the Great Hall. Inside
the house is broadly divided between formal entertaining rooms and more
intimate rooms for family use. The principle rooms have high ceilings and are
all of a generous size and the majority of theserooms benefit from extensive
panelling and exposed beams with several examples of ornate carving, the large
mullioned windows contribute to a light and spacious atmosphere.

Whilst the house benefits from a wealth of historical features many of the
smaller family rooms have been modernised to create comfortable living space.
In particular the kitchen and breakfast room as well as the upstairs morning
room have lime washed panelling creating a light more modern feel.

The house extends to eight main bedrooms and about 14,000 square feet in
all.
EASTINGTON HALL
Gross Internal Area (approx)
Main House = 1250.9 sq m / 13465 sq ft
Cellar = 56.6 sq m / 609 sq ft
Tank Room = 10.9 sq m / 117 sq ft
Wood Store = 4.8 sq m / 52 sq ft
Total = 1323.2 sq m / 14243 sq ft

For identification only. Not to scale.
GARDENS, GROUNDS AND OUTBUILDINGS

On the south side of the house is a flagged terrace, giving way to wide open lawns with a central ornamental fountain and flanked by shrubberies, herbaceous borders and mature beech hedging. There are a number of attractive vistas and an arched wisteria walkway leads to the substantial walled garden planted in the potager style with a hothouse stretching down one wall.

On the east side of the hall are further extensive lawned areas incorporating a water garden with waterfalls and ponds.

On the west side of the house is the Swimming Pool terrace with the pool surrounded by flag stones and a grassed area drops down to a further pond with timber shelter. Beyond the staff cottages is an En-Tout-Cas Tennis Court with a timber and tile Pavilion.

To the south-east of the Hall is a substantial range of garaging and worktops, all renovated to a high standard and in a style complementing the main house, being partly brick and partly half timbered, under tiled roofs. Two of the cottages and the additional ancillary accommodation are located here. There are three double garages and a four car garage with additional workshop area, together with four loose boxes.
THE COTTAGES

THE GATE LODGE
Standing alongside the main gates leading to the Hall is an attractive brick and tile Gate Lodge with ornamental windows. It was originally converted from a pair into a single cottage and extends to three bedrooms.

EAST AND WEST COTTAGES
To the south of the Hall and approached via the main drive past the garage block some distance from the house are a pair of semi-detached staff cottages constructed of rendered brick under a tiled roof.

Each cottage extends to two bedrooms and benefit from a small garden and garage.

THE OLD COACH HOUSE
Adjacent to the garage block is the Coach House providing some ancillary accommodation.

TUDOR STYLE BARN
To the south-west of the house and gardens in the adjoining paddock is a substantial traditional style agricultural building. This fine double height barn was constructed in the 1980’s of a timber frame with brick panels and a tiled roof. It is arranged in the shape of a cross and provides an internal ground floor area of about 2,600 sq.ft (240 sq.m).

The barn has outstanding views over the estate.

THE LAND
The land extends principally to the South and West of Eastington Hall comprising arable, pasture and woodland within a ring fence of undulating countryside. Separate road access is gained from the Hill End Road.
WHITEFIELDS FARM
Gross Internal Area (approx)
Main House = 454.2 sq m / 4889 sq ft (Including Barn)
Cellar = 31.8 sq m / 342 sq ft
Garage = 31.2 sq m / 336 sq ft
Total = 517.2 sq m / 5567 sq ft
For identification only. Not to scale.
LOT 2 - WHITEFIELDS FARM, FARMHOUSE AND LAND (266 ACRES, 107.64 HECTARES)

Whitefields Farm comprises a substantial 5 bedroom, red brick farmhouse, a range of traditional and modern farm buildings. The farm was used previously as a racehorse training establishment and still benefits from some equestrian facilities, albeit dilapidated.

The farmhouse provides spacious accommodation and benefits from additional annexe accommodation located adjoining the traditional farm building. Whilst in need of some renovation the house provides the footprint for a delightful family home.

The traditional farm buildings comprise a stable block and large traditional barn suitable for a variety of uses. The modern buildings comprise a number of steel and concrete frame buildings and extend to a substantial area. In addition there is a considerable concrete farm yard.

The land comprises gently undulating arable land with a number of small coverts. The land is located either side of the road and therefore well served access wise. To the north the land is bordered by woodland and a small stream and previously benefited from an all weather gallop, the structure of which still exists.
GENERAL REMARKS AND STIPULATIONS

Tenure
Eastington Hall and grounds is offered with full vacant possession on completion. The cottages are occupied by service tenants with vacant possession also offered on completion.

The pasture land immediately around Eastington Hall is occupied under a grazing licence which can be terminated at one months’ notice.

The arable land is sold subject to a contract farming agreement with vacant possession being obtainable 5 days after the combining of the growing crop.

Further information can be obtained from the agents.

Method of Sale and Lotting
The estate is offered for sale by private treaty as a whole or in two lots.

Services
Mains electricity and water are connected to the Hall and all of the cottages. Drainage is to private disposal systems. All the dwelling houses have oil-fired central heating. The Hall has a fire alarm and security system.

(Savills have not tested any service, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.)

Basic Payment Schemes and Grant Schemes
BPS has been claimed and for the avoidance of doubt the claimant will retain the 2017 payment. The entitlements will be transferred to the buyer on completion. The Purchaser(s) will be deemed to have full knowledge and satisfy themselves as to the provisions of any such matters affecting the property.

Boundaries, Areas, Schedules and Disputes
The boundaries are based on Ordnance Survey and are for reference only. The Purchaser(s) will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party for compensation in respect thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks and stipulations, particulars, schedules, plans or the interpretation of any of them, such questions shall be referred by the selling agents whose position acting as experts shall be final.

Town & Country Planning
The property is offered subject to any development plans, Tree Preservation Orders, Town Planning schedules or resolutions which may or may not come into force. The Purchaser(s) will be deemed to have full knowledge and satisfy themselves as to the provisions of any such matters affecting the property.

Listed Buildings
Eastington Hall and the Barn to the north west are Grade 1 Listed (List entry number 1238530)
The Dovecot to the east of Eastington Hall is Grade II Listed (List entry number 1238714)

Designations
No designations.

VAT
Any guide price quoted or discussed is exclusive of VAT.

Plans and Areas
Areas and schedules on the plans attached to these particulars are based on the OS National Grid and are for reference only. Purchaser(s) must have satisfied themselves of the schedules.

Disputes
Any disputes arising as to the boundaries or any point arising in the General Remarks or particulars, schedule, plan or interpretation of any questions, shall be referred to the Arbitration of the selling agents whose decision acting as experts shall be final. The Purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor’s agent will be responsible for defining the boundaries or ownership thereof.

Health and Safety
Given the potential hazards of a working farm, we would ask you be as vigilant as possible when visiting the farm for your own personal safety, in particular around the farm buildings.

Easements, Wayleaves and Public Rights of Way
The property is sold subject to and with the benefit of all rights, including all rights of way whether public or private, light, support, drainage, water and electricity supplies and restrictive covenants and all existing proposed wayleaves for masts, pylons, cables, drains and water, gas or other pipes, tree preservation orders and ancient monuments whether or not they are referred to in these particulars of sale.

A public footpath runs along the south-eastern boundary of Lot 1 and across the land to the south-west of the Hall.
Fixtures and Fittings
A schedule is available within the Data Room.

Local Authorities
District Council
Malvern Hills District Council
Malvern Library, Graham Road,
Worcestershire WR14 2HU
Tel: 01684 862151

County Council
Worcestershire County Council
Speetchley Road,
Worcester WR5 2NP
Tel: 01905 768181

Solicitors
38 Castle Street, Cirencester, Gloucestershire GL7 1QH

Directions (Postcode WR8 0RJ)
Leave the M5 motorway at Junction 8 and take the M50 in the direction of South Wales and Ross. From the M50 motorway (after about 1 mile) leave at Junction 1 and take the A38 in the direction of Worcester. After 3 miles turn left signposted Upton 1½ A4104 and Malvern B4211. Come into Upton-on-Severn over the bridge and turn left signposted Town Centre and Little Malvern A4104. Continue on the A4104 and after a mile turn left at the top of Tunnel Hill as sign posted on to B4211 for Gloucester and Longdon. Carry on for about 1 mile and turn right signposted Castle Moreton and Hill End. The gates to Eastington Hall are on the left hand side after about a mile.

Viewings
All viewings are strictly by appointment through Savills. If there is any point that is of particular concern to you please discuss this with us before you travel to the property.

Important Notice
Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.