



Elmley House

7 Dunstall Court | Croome D'Abitot | Severn Stoke | Worcestershire | WR8 9AZ

FINE & COUNTRY

# ELMLEY HOUSE

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Approaching Croome Court via the imposing London Arch gated entrance designed by Robert Adam, it is impossible not to be in awe of the long ridge of The Malvern Hills straight ahead taking you back to the days when Capability Brown designed the grounds. The long sweeping driveway sweeps into the former stable courtyard which sits adjacent to the magnificent Croome Court mansion house commissioned by Lord Coventry, and architecturally distinguished by Robert Adam interiors with grounds landscaped by Lancelot Capability Brown.



Just 15 houses nestle close to the house of varying sizes and with just a few having private gardens to supplement the 600 acres of fully accessible parkland.

Elmley House retains full Georgian proportions with high arched windows and direct southerly views across the park.





### Ground Floor

The property benefits from unusually high arch windows to the frontage and the main door leads to a light entrance hall with stairs leading to the two upper floors. Separate cloakroom and under stairs storage. The kitchen, fully fitted with wall and base units, is finished with a tiled floor and granite work surfaces with breakfast bar. From the hallway the main open plan living dining room offers exceptionally light space with the benefit of the arch window to the front and double French doors onto the south facing patio. Separate study/reading room.





# Seller Insight

“ From the moment we reached the gates at London Arch we knew this is was going to be where we lived and despite not even looking to move. Nine months later we relocated and with the advantage of having the choice of all the 15 houses on the small site at this time, being one of the original buyers.

Having specific requirements that included a private south facing garden we knew that Elmley House was perfect, being one of just a few homes here with private outside space and one of the few houses nationwide on National Trust property with freehold title.

After some years away, we moved back last year and have upgraded the house to include internal redecorating, shutters, new bathrooms and a superb extended new terraced area to take advantage of the southerly aspect. We love the amazing sunlight filling the house during the summer months.

Elmley House, originally a stable house, was also the home of the house mistress when Croome Court was used as a boarding school and so it has a lovely history attached to it having been a home for so long.

During lockdown we felt blessed to be here amongst the 600 plus acres of parkland where at night you can sit and observe clear night skies and from our living room watch foxes and rabbits in the grass. WARNING - You have to love wildlife to live here!

TV's George Clarke recently chose to include the grounds of Croome in his programme on National Trust properties, and we are more than familiar with the path that he took along the grounds made famous by Lancelot Capability Brown and commissioned for Lord Coventry with great architecture by Robert Adam.

Since then of course the locality has changed as we now have a fast track new station Worcestershire Parkway connecting the area to London thus bringing together the history of the site with 2020 living.

Croome will be a hard act to follow but we are planning to relocate overseas and so will leave this house for someone else to enjoy.\*

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















#### First Floor

An unusually large landing leads to the main suite with windows to the south and west. Ample space is available to reconfigure this room including installing a dressing room if required to add to the existing built in wardrobe. The newly fitted main shower suite, completed in 2020, offers luxurious boutique hotel space to include a double shower. A second house bathroom, newly refitted in 2020, is located on this floor along with bedroom two.

#### Second Floor

A double flight staircase leads to the top of the property with a change of character exposing large original beams revealing the property's original character. Two double bedrooms, one with an en-suite, makes this space ideal for a guest suite or for teenage space. Storage space is under the eaves.

## Outside

Elmley House is one of just a few houses that have a private garden and parking adjunct to the house. The newly installed terrace takes full advantage of the southerly aspect and the views and is one of the main features of this home.













# CROOME D'ABITOT

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Elmley House lies within the ancient settlement of Croome D'Abitot in South Worcestershire. This magnificent estate sits only 5 miles to the East of Upton-upon-Severn, famous for its festivals, marina and gastro pubs, and 6 miles to the West of the Historic market Town of Pershore, defined by its Abbey, boutique shopping and annual plum festival.

The County Town and Cathedral City of Worcester, lying on the banks of The River Severn, is some 8 miles North providing for high street shopping and characterised by one of England's great Cathedrals, County Cricket Ground, Premiership Rugby Club, Racecourse and University.

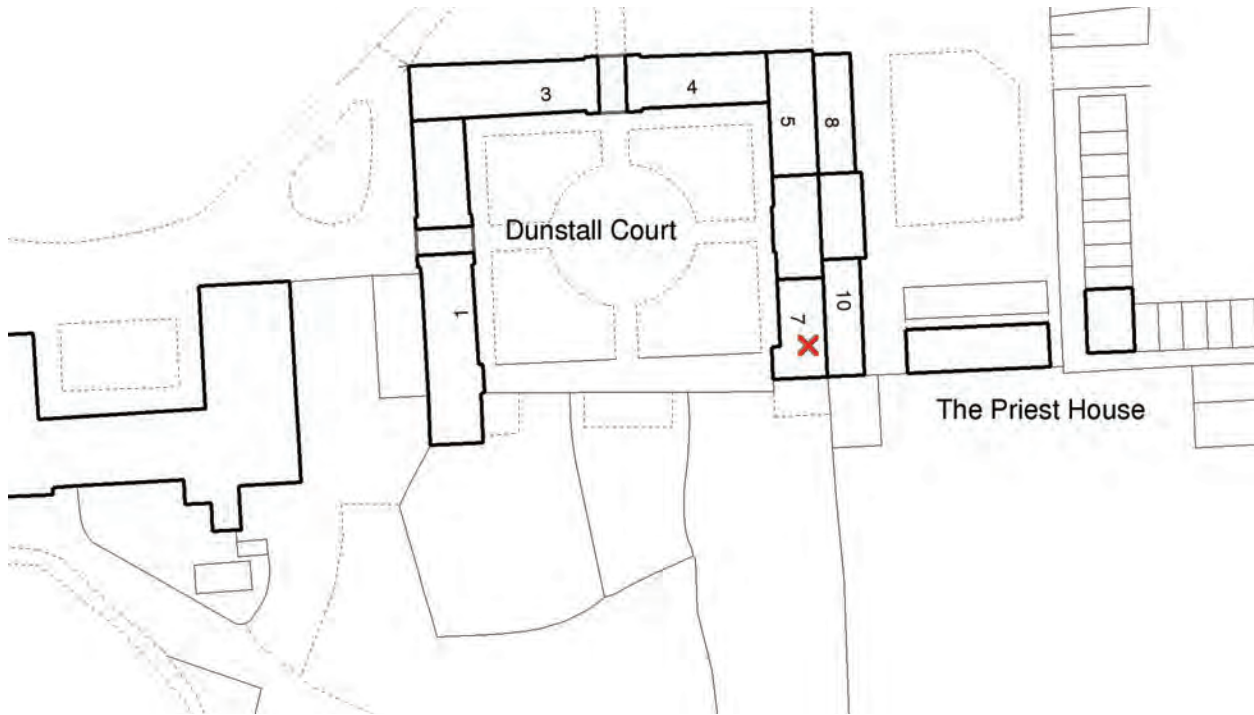
Worcestershire Parkway Railway Station is situated to the east of Worcester, off Junction 7 of the M5, and is intended to increase the capacity to London as well as reduced journey times. This has a significant impact on Worcestershire's accessibility to the Capital and other regional centres.

The neighbouring village of Defford, which gives its name to the airfield synonymous with the invention of the radar, provides for a local pub, sailing on the River Avon and active village hall. Whilst Cheltenham and its Racecourse, some 21 miles to the South, is within easy reach for days out and high-end shopping, Elmley House is well placed for ready access to the North Cotswolds and Broadway (19 miles) as well as Stratford-upon-Avon (26 miles) and Great Malvern (12 miles).

The M5 motorway (accessed via J1 of The M50 or J7 at South Worcester) provides for ready access to Birmingham and the surrounding industrial and commercial areas as well as Birmingham International Airport (43 miles) and the M40. London (132) is best accessed by the M5 South which also provides for commuting to Cheltenham, Gloucester and Bristol (58 miles).

If education is a priority then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs.





**Services**

Mains water and electricity, private drainage, private communal gas.

The management company administers the communal overheads at Croome to include sewage, communal maintenance, etc and this is currently running at approximately £750 per annum. In addition, a sinking fund annual contribution of £250 is paid towards the future maintenance of the sewage system which is shared with the National Trust.

**Tenure**

Freehold

**Local Authority**

Malvern Hills District Council  
Council Tax Band G

**Viewing Arrangements**

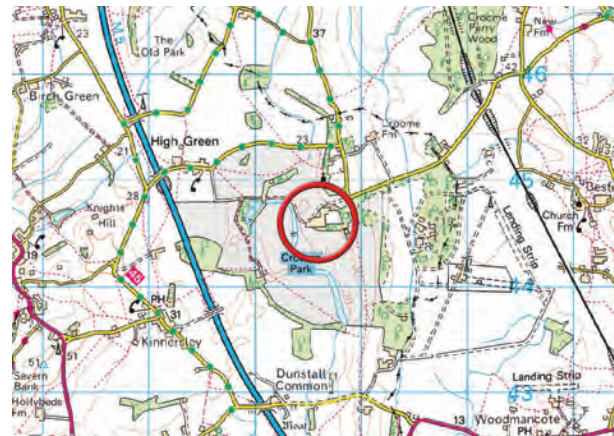
Strictly via the vendors sole agents Fine & Country on 01905 678111.

**Website**

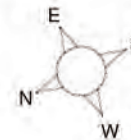
For more information visit [www.fineandcountry.com](http://www.fineandcountry.com)

**Opening Hours:**

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm



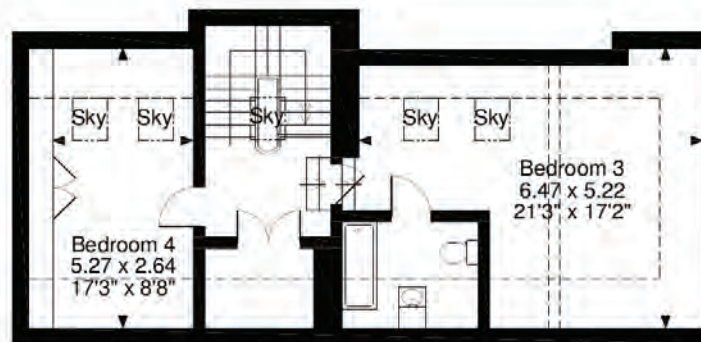
**Elmley House, Dunstall Court, Croome D'abitot, Worcester**  
**Approximate Gross Internal Area**  
**2012 Sq Ft/186 Sq M**



**Ground Floor**



**First Floor**



**Second Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Vanessa is a Real Estate specialist who has worked within the upper quartile of the property market for many years and demonstrates exceptional knowledge, experience and skill. She shows owners how to achieve the best possible prices for their homes and uses her considerable negotiating skills to ensure that all offers reach their full potential. She has grown up in Worcestershire and lives with her husband, daughter and 4 dogs in the small hamlet of Oddingley. She supports the Fine and Country Foundation, helping the homeless and less fortunate by organising charity events locally. In her spare time, she loves walking her dogs, cooking and travelling.

YOU CAN FOLLOW VANESSA ON



*Absolutely fantastic. The best service from any estate agent - and I've met a few. Vanessa is a superb professional, and exceeded all our expectations both in her approach and what she achieved in selling our house, sold the weekend it went on the market. Thanks to her and the whole team. Highly recommended."*



## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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