

ENDON HALL

PERSHORE, WORCESTERSHIRE





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Pershore 1 mile • Evesham 4 miles (London Paddington 2 hours) • M5 (J7) 8 miles
Worcester 12 miles • Cheltenham 19 miles • Stratford upon Avon 25 miles
Birmingham 34 miles • London 105 miles • (Times and distances approximate)

A beautiful and immaculately presented Georgian manor house with fabulous far reaching views to Bredon and Broadway hills.

Accommodation and amenities

Reception hall • Dining room • Drawing room • Sitting room • Library/study
Kitchen • Conservatory • Larder • Boot room • Cellar

Master bedroom suite with dressing room • 2 guest bedroom suites
3 further bedrooms • Family bathroom • Laundry room

2 bedroom cottage

Outbuildings • Tennis court • Landscaped gardens • Paddocks
Stable block with store room over • Long drive • Impressive views

In all about 23 acres (9.3 hectares)

Total sq ft: 8,934 (835 sq m)

For Sale Freehold



Worcestershire

Endon Hall stands proudly on an elevated position facing due south commanding a splendid view of Bredon Hill and surrounded by beautiful countryside. The property is approximately 1 mile east of Pershore, famed for its Georgian architecture and magnificent abbey. Evesham (4 miles) also offers good day-to-day shopping.

The larger centres of Worcester (12 miles), Cheltenham (19 miles) and Stratford-upon-Avon (25 miles) are all within striking distance and provide comprehensive shopping, recreational activities and transport links.

Travel

Communications in the area are excellent, the M5(J7) approximately 8 miles away provides a fast route to Birmingham and Bristol that both have international airports. The nearby A44 provides a direct link to Oxford and the M40 which takes you directly into London. The mainline railway station at Pershore provides a regular service to London Paddington taking approximately 2 hours. Cotswold International airport and Birmingham International are both within striking distance.

Recreation

There are numerous sporting opportunities in the area with national hunt racing at Cheltenham, Worcester and Stratford-upon-Avon; golf courses at Evesham, Broadway, Malvern and Blackwell and the Vale countryside offers beautiful walks and riding.

Schools

There is a wide selection of schooling in the area including Malvern Boys and Girls Schools, Kings School in Worcester and the renowned Cheltenham colleges. All the exceptional schools in and around Oxford are also within striking distance.







Endon Hall

Endon Hall has undergone a comprehensive refurbishment under its current ownership. It is immediately apparent that an enormous amount of time and effort has been spent on upgrading the property including undertaking costly jobs such as re-roofing the house as well as upgrading the drainage throughout. The house has been finished to an extremely high standard. The choice of high quality materials and the manner in which they have been used ensures Endon Hall is without doubt a superb family home of grand proportions and of unquestionable taste.





There are few houses in the locality of this quality and that are as well-equipped as Endon Hall. Outside, the property has a beautiful and well arranged mature garden with spectacular views across the Worcestershire countryside and beyond. The property is a fine example of a Georgian period house believed to date from the 1830's with numerous imposing features including impressive fireplaces and high ceilings. Credit is due to the current owners for their exemplary refurbishment in which many of these period features have been retained including the grand pillared entrance to the front of the house.

The reception hall gives access to all the principal reception rooms and the grand staircase that rises to the first floor accommodation. Of particular note are the drawing and dining rooms being light and spacious, ideal for entertaining on a grand scale. The bedroom and bathroom accommodation has been reorganised to provide a good ratio of bedrooms to bathrooms being well laid out for both family living and to accommodate guests.

NB. The services at the property have been completely upgraded with particular attention paid to drainage throughout the grounds and on reroofing the house. The infrastructure of the property has been firmly brought into the 21st century and is now set up for many years to come.





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APPROXIMATE GROSS INTERNAL FLOOR AREA:
 Main House: 682 sq m (7,339 sq ft)
 Gardener's Cottage: 122 sq m (1,314 sq ft)
 Outbuildings: 110 sq m (1,184 sq ft)
 Total: 914 sq m (9,837 sq ft)



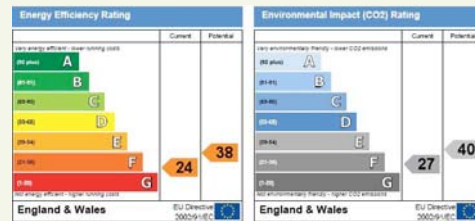
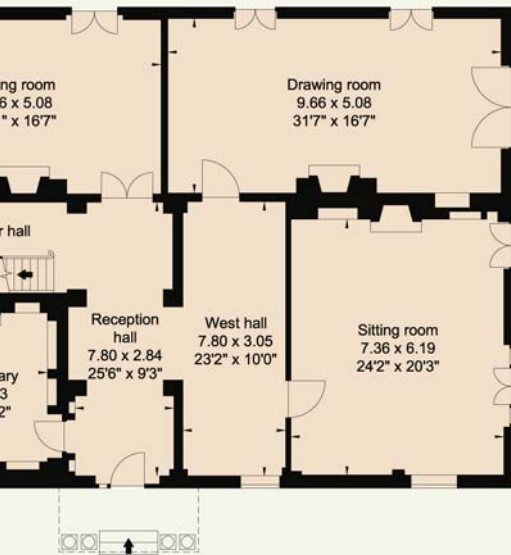
Outbuildings



These plans are for guidance only and must not be relied upon a



First Floor



As a statement of fact. Attention is drawn to the Important Notice.

The Cottage

Situated to the East of the house is a cottage comprising: large open plan kitchen/breakfast room, sitting room, 2 bedrooms, bathroom and 2 store rooms.

Gardens/Grounds and outbuildings

The formal gardens have been beautifully landscaped and are a major feature of the property. To the south on the house is a large stone terrace ideal for summer entertaining and the grounds are otherwise largely laid to lawn. There are two rose gardens and a tennis court and potential to install a swimming pool. There are a number of mature specimen trees and flower beds that encompass the garden and line the long sweeping drive. Adjacent to the main house is a courtyard comprising; car port, store room with sink and heating, wood store, gardeners WC, flower rooms

and greenhouse. There is a machinery store beyond the cottage.

Services

Mains underground 3phase electricity. Mains water. Private drainage. Oil-fired central heating, gas aga.

Local authority

Wychavon District Council Telephone: 01386 565 000

Planning

Planning permission has been granted for an agricultural building in the area adjacent to the stable block and yard.



Cottage



Stable block and yard





Directions (WR10 3JS)

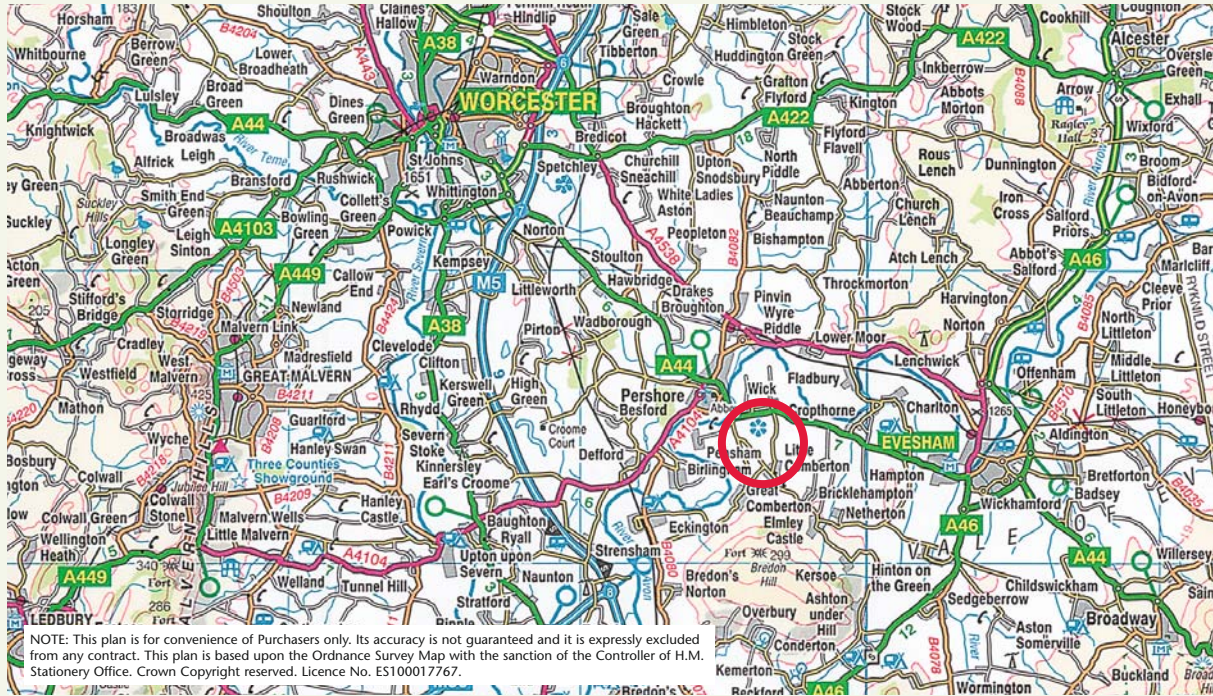
From London take the M40 west to junction to 8. Take the A40 around Oxford and join the A44 signposted to Evesham. At Evesham pick up signs to Pershore and the B4084. Continue on the B4084 for approximately 4 miles and turn left towards the village of Little Comberton. The turning is opposite the sign to Wick. The entrance pillars to Endon Hall are approximately 150 yards on your left hand side.

Viewings

Strictly by appointment through the vendor's agent.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.



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Knight Frank LLP

5 College Street, Worcester WR1 2LU

Tel: +44 (0) 1905 723 438

will.kerton@knightfrank.com

www.knightfrank.com

Knight Frank LLP

55 Baker Street, London W1U 8AN

Tel: +44 (0) 20 7629 8171

peter.edwards@knightfrank.com

www.knightfrank.com

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