



1 Aymestrey Court  
Bromyard Road | Crown East | Worcestershire | WR2 5TR

FINE & COUNTRY

# 1 AYMESTREY COURT

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Located in a beautiful countryside setting, 1 Aymestrey Court offers a rural lifestyle, but with easy access to the amenities of local towns. This unique home offers great living space with a large kitchen/breakfast room, a spacious formal dining room with dual aspect windows, four bedrooms, the principal of which includes a stunning ensuite and dressing room. The property benefits from classical proportions, high ceilings and large windows providing light and airy accommodation. A lot of care has been taken to retain original features wherever possible. Fantastic features such as stone mullioned and sash windows, moulded covings, tall skirtings and impressive fireplaces ensure the property is full of character. The property has been renovated and upgraded to a high standard and provides a wonderful family home within this most exclusive community. The property is characterised by a feeling throughout of both space and light.



Ground floor:

When entering 1 Aymestrey Court via the cathedral steps and glazed double front doors, the first view is of an impressive entrance hall with tall ceilings and staircase rising to the two floors above. To the right-hand side of the entrance hall is the large kitchen/breakfast room, also on this floor is a cloakroom and an imposing sitting/dining room, having 13ft ceiling with beautiful ornate covings and ceiling rose. The sitting/dining room benefits from dual aspect windows including stone mullion windows with fold-out shutters, overlooking the gardens and grounds. Broad sashed windows facing south enjoy a far-reaching outlook over the adjoining parkland out to the Malvern Hills in the distance. The room further benefits from a wooden floor, a limestone fire surround with limestone hearth and a large Clearview log-burning stove, together with extensive floor-to-ceiling fitted bookshelves.

- Entrance hall with tall ceilings
- Cloakroom
- Sitting/dining room
- Kitchen/breakfast room









# Seller Insight

“From our very first visit to 1 Aymestrey Court, we could see ourselves living here,” say the current owners of this fantastic 4-bedroom home. “We loved the overall look of the property - a beautiful house with lots of lovely features and spacious, light-filled rooms. Large windows and high ceilings characterise the bright and airy living accommodation, though each room has its own unique charm with individual features defining each one. With ample space both indoors and out, this is the ideal home for everyday life and entertaining alike. A previously un-rendered lower ground floor room has been finished and turned into an office for working from home; then at the end of the day, we can easily transition to dinner in the kitchen or garden with family or friends.”

“Another thing which drew us to the property was its idyllic setting,” the owners continue, “with incredible views, including south to the Malvern Hills. The house and garden enjoy a double aspect facing east and south, overlooking lovely parkland with beautiful old trees which we love to watch changing throughout the seasons.”

Not only beautiful, but convenient too, the location of the property offers the best of both worlds. “The house is roughly mid-way between Worcester and Great Malvern,” the owners say, “thus all the many amenities in both towns are within easy reach, including Waitrose, Sainsbury’s, M&S, plus a plethora of good restaurants. In addition, the house is situated with easy access to major train lines from stations in Worcester, Malvern and the new Worcester Parkway, with a 2-hour train journey to London. In addition, the M5 motorway is just a 10 minute drive away and London can be reached in a little over 2 hours”\*

\* 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:

As you walk up the stairs to the first floor you are greeted with a generous landing which includes tall sash windows to the front overlooking the garden and the parkland beyond. To the right is a magnificent dual aspect drawing room with stunning views over the gardens and across the Teme Valley to the Malvern Hills in the distance. This room features a bay window to the front, sash windows to the side and a magnificent marble fireplace with open arch grate and slate hearth. To the left is the generously proportioned master bedroom suite, having beautiful windows to the front overlooking the garden, and an open fireplace with grey marble surround and mantel with ornate grate and slate hearth. This bedroom benefits from a fitted dressing room with hanging and shelf space and also a stunning ensuite.

- Main bedroom with ensuite and fitted dressing room
- Incredible drawing room







Second floor:

This floor also benefits from a spacious landing having ample seating/study space with a beamed ceiling and a large electric Velux roof window (one of four) providing wonderful natural light to the landing itself and down the stairwell to the ground floor. Bedroom two has an open vaulted ceiling with exposed ceiling timbers, sliding sash windows to the front, providing a lovely view over the grounds and double built-in wardrobes. This bedroom also benefits from a superb ensuite shower room.

Bedroom three features exposed ceiling timbers, a twin sash window to the side overlooking the grounds and affording a delightful view beyond, an original open fireplace with painted stone surround and a walk-in storage cupboard. Bedroom four with twin sliding sash windows to the front overlooking the gardens and grounds, exposed ceiling purlins and built-in wardrobe.

This floor is completed with a beautifully finished family bathroom with an attractive freestanding deep nickel bath and electric Velux roof light.

- Double bedroom with ensuite shower room
- One further double bedroom with built-in storage
- One single bedroom with built-in storage
- Family bathroom





Lower Ground Floor:

The lower ground floor accommodation includes a fabulous light and airy, versatile reception room with beautiful twin barrel ceilings and flag stone floor and is ideal as a home office, which the current owners make use of, playroom or for entertaining. Glazed double doors with side lights lead out to a private courtyard with steps to the garden beyond. There is also another reception room which is currently used as an office and media room, also enjoying a brick barrel ceiling and stone floor. Utility/storeroom with flag stone floor and brick barrel vaulted ceiling, and under stairs storage.



Outside:

The elegantly maintained, lawned private garden includes 2 magnificent Cedar trees and is partly enclosed by hedging. The garden stretches to just over 0.8 of an acre. The property further benefits from parking for three cars within its boundary.









# LOCATION AND HISTORY

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The property sits in a highly convenient position being only a short distance from Worcester city yet in a beautiful rural location with stunning views towards the Malvern Hills. The surrounding countryside is criss-crossed with footpaths and bridleways. There is easy access to both the motorway network and Worcester City which provides extensive day-to-day shopping facilities, education and restaurants. The property also lies within the Martley Chantry School catchment area.

The county town and Cathedral city of Worcester, lying on the banks of the River Severn, provides high street shopping and is characterised by one of England's great cathedrals, its racecourse, county cricket ground and fast growing University. Historic Great Malvern is just a 10 minute drive away. Pershore, with its Georgian appeal, is also a good shopping centre and has a community-active theatre, library and excellent market. Birmingham is quickly and easily accessed either by motorway or railway.

The new Worcester Parkway Railway Station, (just over 7 miles) to the south of Worcester reduces journey times for commuters and has ample parking which increases the capacity for London commuters. The current owner says 'London Paddington is reachable in about two hours'. This has a significant impact on Worcestershire's accessibility to the capital and other regional locations.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, notably King's prep school and senior school, allowing parents to select the right environment for their children's needs. An outstanding first school is local. A coach service from the village of Inkberrow transports children to the Royal Grammar School and King's School in Worcester. Bromsgrove School and Malvern College are also within easy reach.





#### Services

Mains electricity and water.

Mains gas-fired central heating.

Private drainage, shared with the 3 other freeholds

Superfast broadband, fibre to the property rated at 1GB.

#### Additional Information

Service charge of approx. £500 pa for private drive and septic tank.

Two trees have TPOs within the curtilage of the property.

#### Tenure

Freehold

#### Local Authority

Malvern Hills Council

Council Tax Band F

#### 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

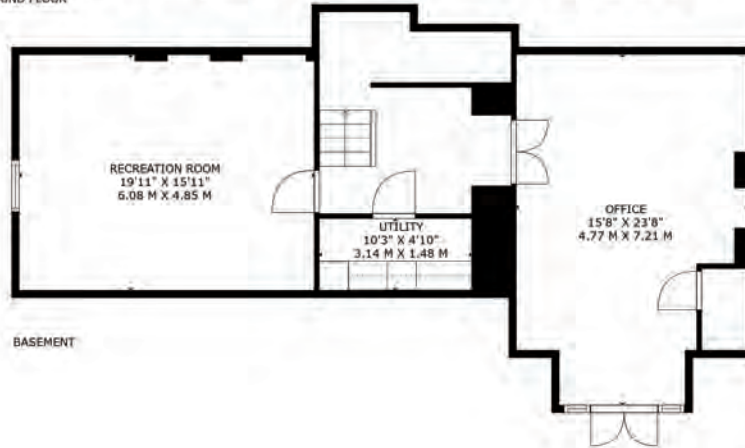
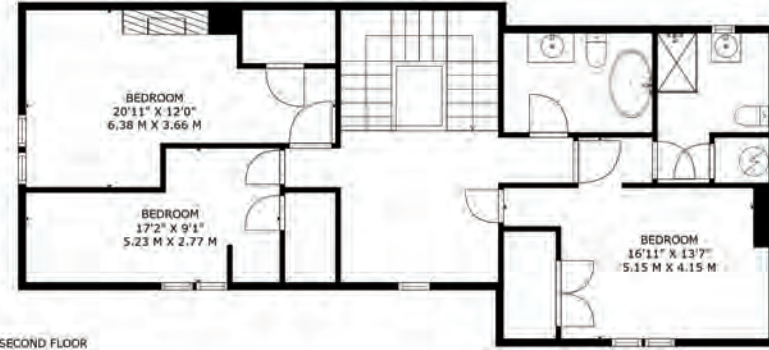
9.00 am - 1.00 pm



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**GROSS INTERNAL AREA**  
 BELOW GROUND: 906 sq. ft, 84 m<sup>2</sup>, GROUND FLOOR: 1103 sq. ft, 102 m<sup>2</sup>, FIRST FLOOR: 1068 sq. ft, 99 m<sup>2</sup>, SECOND FLOOR: 908 sq. ft, 84 m<sup>2</sup>  
 EXCLUDED AREAS: FIREPLACE: 10 sq. ft, 0 m<sup>2</sup>, " : 56 sq. ft, 5 m<sup>2</sup>  
 TOTAL: 3985 sq. ft, 369 m<sup>2</sup>

Sizes And Dimensions Are Approximate, Actual May Vary.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 05.09.2023







ALEXANDER EVANS

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Having enjoyed nearly 10 years in real estate and most recently being a bespoke agent, I demonstrate fantastic knowledge of the market and all things property. Using my tough negotiating skills, I show clients how I can achieve the best possible price for their home, whilst keeping them informed during the process making for an honest and stress-free experience. I have lived in Worcestershire all my life and live with my partner and our Cockapoo, Digby. In my spare time I love playing snooker, walking the dogs, cooking and the great outdoors.

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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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