



St. Pauls

6 Besford Court Estate | Besford | Worcestershire | WR8 9LZ

FINE & COUNTRY

# ST. PAULS

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St. Pauls is a four bedroom detached country home built in 1925 with far-reaching views of the rolling countryside and situated in the bespoke Besford Court Estate. This property boasts a wrap-around garden featuring a south west gravel patio for evening entertaining, double garage and a lime tree lined pathway up to the front door.



**Ground Floor:**

- Entrance hallway
  - Open plan kitchen/dining area
  - Utility room
  - Living room
  - Snug
  - Study
  - Bedroom four
  - WC/Shower room
- 













# Seller Insight

“ From the very beginning, what captivated us about this home was not just its aesthetics but its unique position within the estate. Nestled away from roads and traffic, yet conveniently close to shops and services, it offered a perfect blend of privacy, security, and accessibility. As you drive onto the estate and approach the house, there’s a distinct feeling of entering another world—a special, exclusive space that immediately invites a sense of calm and community.

Living in this home has been a true delight, with each room offering its own distinct ambiance and purpose. The lounge serves as a communal family hub, the kitchen a social space with breathtaking views, and the snug a serene retreat for moments of reflection. One of the standout features of the house is undoubtedly the entranceway, which opens up into the front garden, extending a warm and welcoming invitation to all who approach. Inside, the layout and design have been carefully adapted over time, seamlessly blending the original structure of the house with modern living requirements.

While the basic layout remains intact, we’ve personalised the living spaces to our taste by updating bathrooms, kitchens, and bedrooms, and investing in modern heating management systems. The result is a home that perfectly complements our lifestyle—relaxed, comfortable, and tailored to our needs.

Throughout the day, the house is bathed in natural light, with the sun rising and streaming through the windows, creating a warm and inviting atmosphere. Outside, the patio is our favourite spot for entertaining, offering ample space for gatherings with friends and family, while the surrounding outdoor spaces provide opportunities to enjoy quiet privacy or bask in the sunshine.

The sense of community within the neighbourhood is strong, with residents coming together to maintain the estate and preserve the way of life we all cherish. Whether engaging with the estate community or quietly enjoying the privacy of our home, there’s a sense of camaraderie and mutual respect that underpins our interactions with neighbours.

For future owners, we would advise embracing the privacy and tranquility offered by the house while also taking the time to engage with the community and enjoy the communal spaces. It’s a home that offers the best of both worlds—peaceful seclusion and easy access to the vibrant life beyond its walls.\*

\* 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:**  
Main bedroom with ensuite  
Bedroom two  
Bedroom three  
Family bathroom

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**Outside:** St. Pauls is approached by a double width driveway which leads to the double garage and an ample parking for 2 vehicles. The garden wraps around the property and has three separate entertaining spaces. The plot is approaching 0.5 acres.





# LOCATION

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St. Pauls lies within the Besford Court Estate, with approximately 35 acres of private grounds, providing a delightful setting amid the highly sought after rural landscape of south Worcestershire. The historic National Trust Croome Estate may also be found some 2.6 miles to the west, with its restored “Capability” Brown park and Palladian mansion. West is Upton-upon-Severn, famous for its festivals, marina and gastro pubs and to the east is the historic market town of Pershore, defined by its Abbey, boutique shopping and annual plum festival.

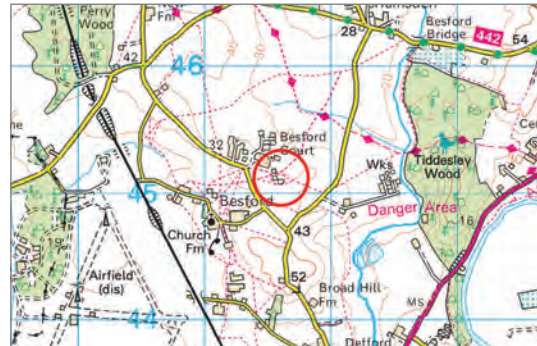
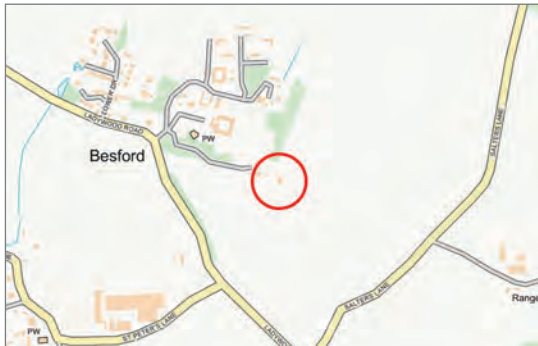
The county town and cathedral city of Worcester, lying on the banks of the River Severn, is 8 miles north, providing for high street shopping and characterised by one of England’s great cathedrals, its racecourse, county cricket ground, premiership rugby club and university.

The neighbouring village of Defford, which gives its name to the airfield synonymous with the invention of radar, has a local pub, sailing on the River Avon and active village hall. Cheltenham and its racecourse is within easy reach for days out and high-end shopping. Besford Court Estate is well placed for ready access to the North Cotswolds and Broadway, as well as Stratford-upon-Avon, and Great Malvern and the Malvern Hills.

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 and the M40. London is best accessed by the M40, via Stratford. The M5 south also provides for commuting to Cheltenham, Gloucester and Bristol. The Worcestershire Parkway railway station, situated to the east of Worcester and only 5 miles from Besford, 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.

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, Utilities & Property Information**

Utilities: Mains electricity, water and drainage. Oil-fired central heating. Hive heating system to control the radiators and hot water system.

Broadband: Ultrafast broadband available in the area – please check with your supplier.

Mobile coverage: 4G and 5G available in the area - please check with your supplier.

Additional Information: Grounds of Besford Court Estate are Listed (St. Pauls garden excluded). Besford Court Estate Management Fee - Payable monthly currently £123/month.

Right of access across neighbouring driveway to access St. Pauls.

Trees on the property subject to a Tree Preservation Order.

There are covenants on the property – please speak with the agent for further information.

Tenure  
Freehold

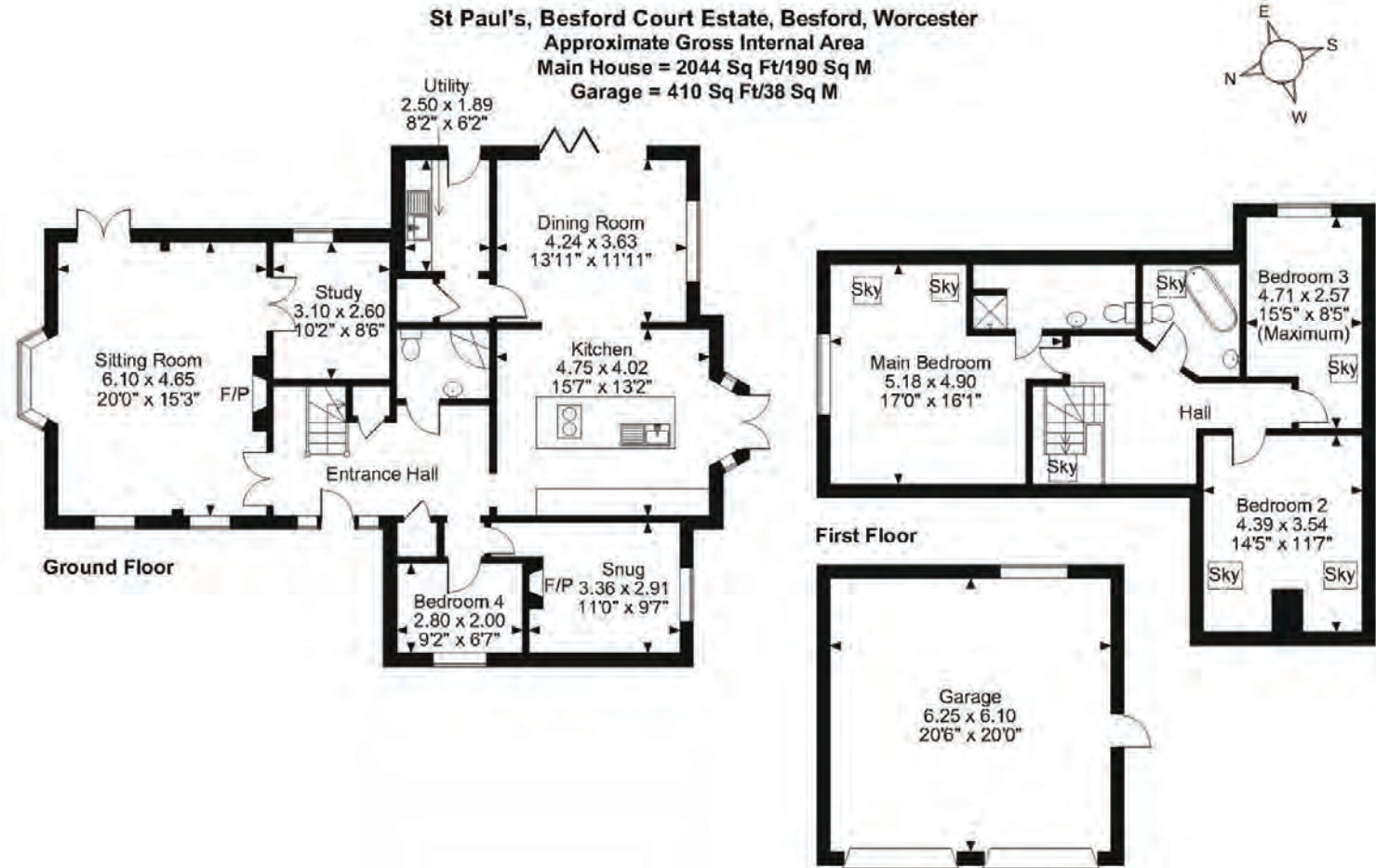
Local Authority  
Wychavon  
Council Tax Band G

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)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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