







Hickory Hill

Set within approximately 2.5 acres of beautifully landscaped grounds, this outstanding country home has been sympathetically renovated to the highest standards, offering over 5,000 sq ft of luxurious living space across the main house and detached barn.

The main house features a grand reception hall with galleried landing, a superb open-plan kitchen/dining room with bespoke cabinetry, Miele appliances, AGA, and large island, along with elegant reception rooms including a drawing room with log burner, cinema room, and study/formal dining room. The spectacular principal suite enjoys countryside views, dressing room, and en suite, with three further double bedrooms all offering en suite facilities.

The detached four-bedroom barn provides an additional 2,000 sq ft of beautifully finished accommodation, ideal for guests or multi-generational living, complete with a fitted kitchen, spacious sitting/dining room, and double garage.

The manicured gardens feature a raised heated swimming pool, extensive terraces for lounging, and a superb outdoor entertaining area with kitchen, bar, and projector – all set against a backdrop of rolling countryside views. Electric gates and a block-paved courtyard complete this exceptional country retreat.







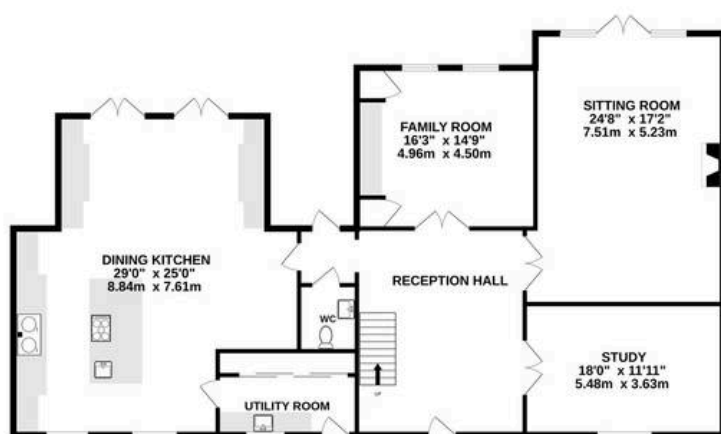
Hickory Hill

- Exceptional country residence set on approx. 2.5 acres
- Main house and detached barn totaling over 5,000 sq ft
- Beautifully finished with high-quality fixtures and fittings
- Bespoke kitchen with Miele appliances, AGA, and large island
- Principal suite with dressing room, en suite, and stunning views
- Detached four-bedroom barn ideal for guests or multi-generational living
- Raised heated 12 x 5m swimming pool with lounging area
- Large outdoor entertainment area with kitchen, bar, projector, and seating
- Private parking via electric gates and block-paved courtyard

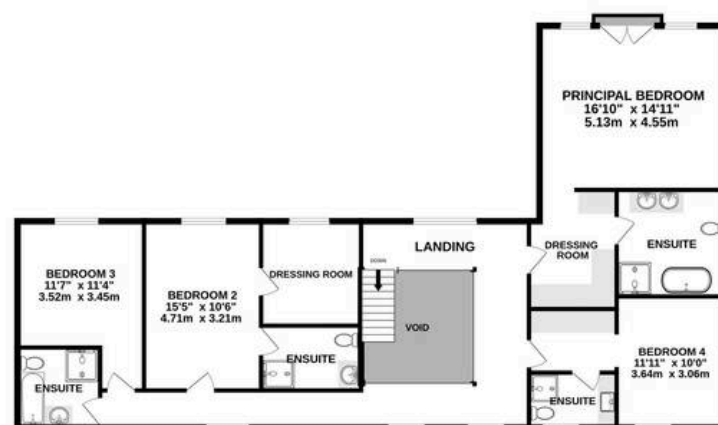




GROUND FLOOR
1970 sq.ft. (183.0 sq.m.) approx.



1ST FLOOR
1419 sq.ft. (131.8 sq.m.) approx.



0 sq.ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA : 3388 sq.ft. (314.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street – WA16 6DW

01565 757000

enquiries@srushton.co.uk

www.srushton.co.uk



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