



26 Besford Court Estate, Besford, Worcester, WR8 9LZ

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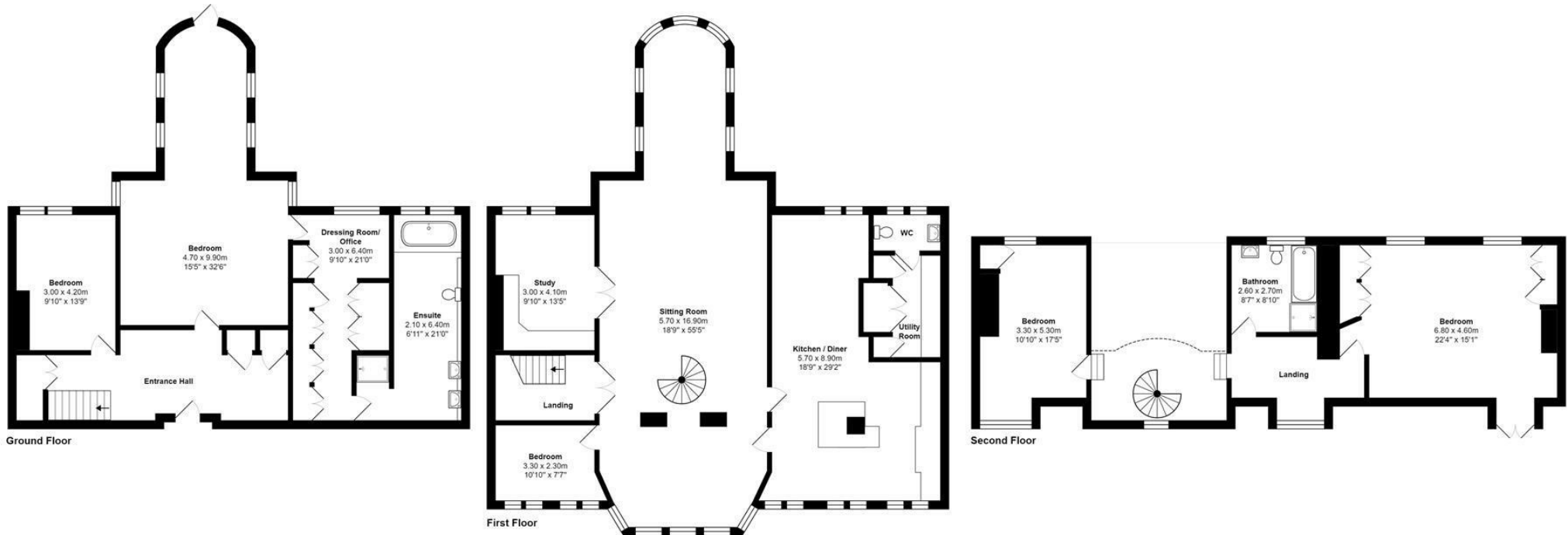




26 Besford Court Estate, Besford, Worcester, WR8 9LZ

Exceptional period home with stunning architecture, forming part of the beautiful Besford Court Estate, a magnificent Grade II listed country manor set within 35 acres of spectacular grounds.

Apartment 6, Besford Court Estate, Besford, WR8 9LZ



Total Approx Area: 336.0 m² ... 3616 ft²

All measurements of doors, windows, rooms are approximate and for display purposes only.
 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 the operability or efficiency can be given.

LOCATION

Besford Court, is an exclusive Grade II* residence within the popular and private community of Besford Court Estate. Besford is situated within the glorious East Worcestershire countryside and is close to the attractive Georgian town of Pershore. The historic town benefits from all the usual high street shopping/amenities and a weekly covered market. It also enjoys a Community Arts Centre and its medieval Abbey is a beautiful landmark. A direct railway provides service to London Paddington, or indeed, Worcester, Hereford and Birmingham. The property falls within approximately 7 miles of the cathedral city of Worcester which is a hive of activity and provides excellent shopping, leisure and cultural needs. Worcester has Premiership Rugby at Sixways, County and International Cricket and Horse racing upon the banks of the River Severn. Worcestershire is a county famed for fantastic schooling and the property is very well placed for a number of independent schools including the Kings School, RGS and The Grange School in Worcester, Bromsgrove School, Malvern College and Cheltenham College. However, more locally there are some excellent local schools within the catchment of the property including the Defford Church of England or the Drakes Broughton Church of England First School which both feed into Pershore High School and the local RHS College. Besford Court is approached along a network of delightful rural lanes and entered through a main driveway which passes other properties before approaching the parking area. The local bus service passes the entrance of the Estate

INTRODUCTION

A magnificent four bedroom country residence with breathtaking architecture situated within the principal residence of Besford Court. The property successfully retains many of its inspirational historical features with a blend of contemporary fittings. Besford Court is set in an estate of about 35 acres, which includes beautiful formal gardens, a communal tennis court, a community hall and extensive open spaces.

ACCOMMODATION

Ground Floor

Immediately off the reception hall is the striking master bedroom which is a room of fabulous proportions including a bay window area formerly the chapel apse and is the only apartment within the court to benefit from its own private door into the wonderful grounds beyond. Adjoining the master bedroom is a dressing room which connects into a large en-suite bathroom which is dramatically domed and very spacious. The bathroom comprises of a bathtub, twin sinks and a shower cubicle. Also within the ground floor is a library/bedroom four which benefits from full height shelving and a glorious view across the gardens and grounds. This room was previously used as a fourth bedroom.

First Floor

A balustrade turning staircase leads to the first floor landing where double doors open up into the imposing Romanesque sitting room from which other living spaces radiate out. This room has a stunning arched roof and a pleasant sitting area within the former apse to the chapel. To the rear of this room is a dining area with bay window fenestration overlooking the cloistered courtyard below. Adjoining the dining room is a snug room with French window opening onto a Juliette balcony; there is also a further adjoining room which would make a lovely music room/den. Within the sitting room is an architecturally exciting spiral staircase that provides access to the second floor. Doors from the sitting room and the dining room both provide access into the spacious contemporary L-shaped kitchen with one end providing a breakfast room, the other having a centrally fitted breakfast bar encompassing a pillar and comprises a floor and wall mounted Siemens kitchen with a range of integrated appliances including a fridge freezer, fitted double oven and hob. The cabinets are a maple wood painted in a pale grey contemporary finish set beneath a black and grey granite work surface with silver kick board and low level granite splash tiling. Immediately adjoining the kitchen is a multi-functional working area and ideally located laundry room with plumbing for dishwasher and washing machine and cupboard with meters, boiler, fuseboard and switches. To the end of the laundry room is a WC with wash hand basin and a loo with a view!

Second Floor

This floor is accessed by a spiral staircase to a balcony overlooking the sitting room. This floor has two large double bedrooms which are both serviced by a spacious family bathroom comprising shower unit, bath tub, WC, and hand wash basin. The larger of the two bedrooms has double doors which lead onto a high level terrace and ambulatory where the current owners have placed some garden furniture to enjoy the pleasant and peaceful ambience of this terraced area enjoying sun down drinks and some al-fresco dining. utility room with a fitted dishwasher and plumbing for washing machine and tumble dryer and cupboard which provides easy access to all of the utility services, meters, boiler, fuseboards and switches. To the end of the utility room is a WC with hand wash basin and a loo with a view

OUTSIDE

Besford Court is set within beautiful formal gardens and grounds of about 35 acres which are well managed and maintained. There is the added benefit of an all weather tennis court as well as a community hall which is available for all manner of functions and meetings. The gardens and grounds are enhanced by many charming and historical features including the refurbished serpentine wall, the gravelled walk ways and sweeping lawns which are all edged with very well stocked beds. This property benefits from two covered spaces within a courtyard of garages.

SERVICES

Mains Electricity, water and drainage. LPG central heating. Broadband and telephone are connected, installed alarm system. Secondary glazing is installed throughout the property. Local Authority Wychavon District Council We understand the property lies in Council Tax Band G. This property is Grade II* listed.

LEASE

There is a maintenance charge of £123.00 per calendar month for overall estate management and a service charge of £507.94 for the Court's management company, as per year 2023/2024. Purchasers should note that these service charges include all the building insurance and estate maintenance and on-going running costs for the environment in general. Tenure & Possession The property is sold on a 999 year lease which commenced on the first of January 2001. A copy of this lease is available from the Vendors solicitors.

DIRECTIONS

Find and navigate to the exact location of this property by searching its 3 word address [/// stylis.amended.thrilled](https://what3words.com/products/what3words-app/) using the <https://what3words.com/products/what3words-app/>

AGENTS NOTE

There is a No pets restriction within Besford Court

HISTORICAL NOTE

Historical Note - Besford Court Estate was first mentioned as early as 972 in King Edgars charter privileges to Pershore. The Estate has been owned by a number of important dignitaries including King Edward the Confessor and the Abbot of Pershore. The property was purchased by Sir George Noble in 1910 and subsequently sold to the catholic church in 1915. The Birmingham based Henry Grant was used by the church to adapt the building for educational use. Besford Court was opened by Thomas Newsom as a school for boys. The school was closed in 1996 and purchased and refurbished by Prowting Homes in 1999. The main court building itself has many historic period features including the stunning waterfall staircase along with many renowned ecclesiastical features that are reminiscent of Wells Cathedral. No. 6 is a key residence within the central court and historically includes the chapel to the main house. It is aligned East and West benefitting from morning sunshine through metal case fenestration and into the apse area of the former chapel illuminating the wonderful Cotswold Stone arches. The Westerly elevation has much metal cased fenestration which also catches the afternoon and setting sun. The Court is based around a quadrangle of 8 sympathetically restored and converted individual residences all of grand proportions. The glorious stone building has a Cotswold tiled roof. The West Front comprises the significantly older 16th Century manor house which is timber framed. No. 6 is a magnificent home which successfully retains many of its inspirational historical features with a blend of contemporary fittings. It is a beautiful home of immense quality and character with a generosity of space and warrants a full personal inspection. The property is entered via a cloister access into a large reception hall benefitting from double coats cupboard, a staircase to the first floor and location of video entry phone. The apartment also comes with a useful and secure lock up within the cellars of the property

£995,000

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







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