



Kington

Flyford Flavell | Worcestershire

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TOWN &  
COUNTRY  
HOMES

## Kington, Flyford Flavell, Worcestershire

- Remarkable Georgian House in the charming village of Kington
- Approximately 3,724 sq.ft excluding Kennels
- Comes with the prestigious Lord and Lady of the Manor title
- Meticulously renovated Grade II Listed house with exquisite Georgian features
- Set on approximately 1.5 acres of mature gardens
- Further adjacent land may be available via a long lease for horse grazing
- Symmetrical layout true to the Georgian style
- Three floors of ample space for living and entertaining
- Five large bedrooms
- En-suite facilities
- Master bedroom suite
- Grand entrance hall and spacious, light-filled reception rooms
- Library/Study
- Contemporary touches blend seamlessly with the Georgian charm
- Carefully manicured lawns, vibrant flower beds, and majestic trees
- A piece of history that combines Georgian grandeur with modern luxury
- Two stables and hay store
- Double garaging and ample vehicle parking on a large gravelled driveway

Court Farm, a truly remarkable Georgian House situated in the sought-after village of Kington. This exceptional property not only offers exquisite Georgian features but also comes with the prestigious Lord and Lady of the Manor title, adding a touch of nobility to your ownership.

Located opposite the historic church, Court Farm is steeped in history and has been meticulously renovated to an impeccable standard by the current owners. Every inch of this Grade II Listed house has been thoughtfully restored, ensuring that the charm and authenticity of its Georgian heritage have been preserved.

Set in approximately 1.5 acres of stunning, mature gardens, Court Farm is a testament to the love and dedication of the current owners. Over the past 32 years, they have transformed this property, seamlessly blending contemporary with the character and elegance of its Georgian origins.





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Court Farm is approached through a five bar gate onto a long gravelled driveway which provides ample car parking in addition to the double garaging. The front driveway is private, hidden from the country lane and encompassed by mature, thoughtfully designed formal gardens.

As you step inside this wonderful home, you will be greeted by a symmetrical layout that is both aesthetically pleasing and true to the Georgian style. The accommodation is arranged over three floors, providing ample space for both living and entertaining. From the grand entrance hall to the spacious and light-filled reception rooms, every corner of Court Farm exudes elegance and sophistication.

The sitting room is elegant with high ceilings and large windows which allow natural light to flood in. The stunning open fireplace beckons you to unwind by its warm glow. Every corner of this room exudes a sense of welcoming, making it the heart of the home. Windows frame views of the picturesque front courtyard and gardens, providing a seamless connection to the outdoors.

The dining room is spacious with an impressive inglenook, from here, the dining room communicates with the kitchen creating an open and airy atmosphere that is perfect for hosting gatherings and entertaining.

The library/snug/home office is a sanctuary for book lovers, offering a peaceful space. A striking inglenook adds to the ambience of this wonderful room. Adjacent sitting room which has been extended to incorporate an Oak frame extension with vaulted ceiling and glass windows and doors allowing an uninterrupted view of the rear gardens.

The kitchen-breakfast room is a cooks dream, contemporary in design and fully fitted throughout with a range of wall and base units in a light colour, complete with contrasting worktops that offer both aesthetic appeal and practicality. Stylish tiled floor and premium appliances, elevate the cooking experience. The adjacent utility room provides a practical space for laundry and daily tasks, ensuring efficiency and convenience.

Each of the five bedrooms is generous and beautifully decorated. The master





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bedroom suite is a haven of serenity, featuring a free standing bath for added indulgence. This elegant suite provides a serene escape at the end of a busy day, with contemporary fixtures and fittings, creating a space that is both functional and aesthetically pleasing. The guest bedroom has a stylish en-suite shower room. The additional three double bedrooms offer comfort and style, providing inviting spaces for family and guests.

The mature gardens surrounding Court Farm are superb, carefully manicured lawns, vibrant flower beds, and majestic trees create a picturesque backdrop that changes with the seasons, whether you're hosting a garden party, enjoying a peaceful stroll, or simply unwinding on a sunny afternoon. A masterpiece of natural beauty, they invite you to explore winding paths, flourishing flora, and serene spaces for relaxation; they are a joy to walk through.

Kington is situated close to the villages of Flyford Flavell and Inkberrow where there are public houses and village shops. Droitwich is approximately a 15 minute drive. The Towns of Pershore, Redditch and Alcester are within 20 minutes drive approximately. The M5 - junctions 5,6 and 7, M42 and M40 motorways are very accessible. National Rail links are accessible from Worcester Parkway, Worcester City centre and Pershore. Education in the area is well supported with Primary Schools in nearby Flyford Flavell and Inkberrow and Secondary Schools in the larger nearby towns of Pershore, Redditch, Alcester and Worcester.

Mains Water - Mains Electricity - Oil - Septic Tank - Tax Band G

**Administrative Deposit:**

Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and re-marketing costs of the property. **THIS IS REFUNDABLE UPON COMPLETION**





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Kington Court Farm, Kington Lane, Kington, WR7 4DQ



Total Approx Area: 346.0 m<sup>2</sup> ... 3724 ft<sup>2</sup> (excluding kennel, gardeners hut)  
 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.

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