

# Shurnock Court Nr Feckenham, Worcestershire/Warwickshire borders

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A handsome and immaculate **Grade II\* listed** country house with ancillary accommodation, swimming pool, tennis court, equestrian facilities and land.

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## Distances

M5 (J5) 8 miles, M42 (J3) 11 miles, M40 (J15) 18 miles, Droitwich Spa 9 miles, Worcester 15 miles, Stratford-upon-Avon 13 miles, Birmingham 22 miles, Warwick Parkway train station 19 miles, Birmingham International Airport 24 miles (All distances are approximate)

## Summary of accommodation

**Shurnock Court:** Reception hall | Drawing room & mezzanine library  
Sitting room | Family room | Study | Kitchen/breakfast room | Utility room  
Two Cloakrooms | Cellars | Six bedrooms | Five bathrooms

**Pool Cottage:** Sitting room | Kitchen | Two bedrooms | Shower room and sauna.

**Coach House (The Flat):** Kitchen | Two bedrooms | Bathroom | Three bay garage and workshop

Formal gardens with moat and lakes | Heated swimming pool | All-weather tennis court | Stable block | Manège | Barn | Fields of permanent pasture

In all about 12.75 acres (5.16 hectares)





## Situation

Shurnock is a small ancient hamlet to the edge of what was formerly the Royal Hunting grounds of Feckeham Forest. Just over 1 mile to the west is the charming village of Feckenham in the parish of the church of St John the Baptist, with Norman origins and a 13th century tower with a fine peal of eight bells. The village has a selection of attractive village houses of varying ages, some brick, some whitewash and some timbered. The village offers public houses, two churches, a primary school, active village hall, garage, cricket club, football club and a community run village shop.

Further amenities are in nearby Droitwich Spa, which also has a Waitrose. The cities of Worcester and Birmingham are conveniently located nearby and offer more extensive social, retail and leisure amenities, whilst the beautiful Shakespearean town of Stratford upon Avon is also only a short distance away and also has a Waitrose.

There is superb access to the M5, M42 and M40 motorways and regular and direct trains run from Droitwich to Worcester and Birmingham, with connecting trains to London. Alternatively, a quicker train can be taken from Warwick Parkway to London Marylebone or Redditch to Birmingham.

Worcestershire and Stratford-upon-Avon have excellent schools in both state and private sectors.

## Shurnock Court

Shurnock Court is a fantastic Grade II\* listed country house dating from the 16th century that was altered and extended in 1606. It is an exceptionally handsome and characterful home, which offers generous entertaining space on the ground floor and ample bedroom accommodation on the first and second floors.

It has been refurbished by the current owner to an exceptional standard including a re-fitted kitchen, re-fitted bathrooms and a new heating system including a new boiler and radiators. It is impeccably maintained and now offers an abundance of original period character combined with modern well-presented living space. Original features throughout include splendid oak joinery, exposed timbers, crissall windows and fine fireplaces.



The studded oak door opens to a porch and into the double height reception hall, with exposed timbers and a fine carved wooden turning staircase to the first floor.

There is ample entertaining space by way of six reception rooms, which flow from one room to the next. Features include a mezzanine library galleried over part of the drawing room, fine stone fireplace to the family room and open fireplaces to the sitting room and dining room.

The generous Mark Wilkinson fitted kitchen/breakfast room with granite worktops is superb. Appliances include a gas fired AGA and electric companion, American fridge freezer, wine fridge, two dishwashers, electric fan-assisted oven, gas hob, combination microwave oven and a coffee machine. The kitchen is complemented by a lower ground floor fitted utility room with a door to a useful storage room.

The first floor principal bedroom is dual aspect and enjoys wonderful views across the gardens and grounds. It has the benefit of a dressing room and a well-appointed en suite bathroom fitted with a contemporary freestanding bath.



The guest bedroom has panelled walls and a large feature traditional fireplace with a stone surround. A secret door opens to an en suite with a freestanding bath.



There is a further en suite double bedroom fitted with a double shower, and the two further first floor bedrooms are served by the family room that is fitted with a double shower.

On the top floor is large characterful sixth bedroom with a vaulted ceiling, exposed timber frame and an en suite bathroom fitted with a claw feet bath.

## Ancillary accommodation

Pool Cottage has a large feature arched picture window to the sitting room that overlooks the swimming pool. The re-fitted kitchen, with solid wood worktops, includes an integrated electric oven, gas hob with an extractor hood above and a freestanding under counter fridge. Upstairs are two bedrooms and the ground floor shower room includes a sauna.

The Coach House apartment is set over a three car garage and workshop. A door opens to a lobby, off which is a re-fitted kitchen with solid wood worktops and a Belfast sink. Integrated appliances include an electric oven, gas hob with an extractor hood above, fridge, dishwasher and a freestanding washing machine. Upstairs is a large sitting room with exposed timber frame, two bedrooms and a re-fitted family bathroom with a claw feet bath, separate shower enclosure, oak fitted cupboards and eaves storage.

## Gardens and grounds

Shurnock Court is approached through wrought iron electric gates set on brick pillars that open to a sweeping gravel driveway and parking area. A quaint wrought iron foot bridge leads over the moat, which has a fountain, to the front door.

The mature landscaped gardens are beautiful, with the moat and lake offering a wonderful setting for outdoor entertaining.

The heated swimming pool area is set within a paved sun terrace with a hot tub and across from it is an all-weather tennis court.

The paddocks are level permanent pasture, divided by post and rail fencing. The property offers superb equestrian facilities by way of a stable block with four loose boxes, feed store and tack room, all laid to concrete and leading to the all-weather manège enclosed by post and rail fencing.



There is also a large cladded and insulated barn, which might be suitable for a variety of uses, for home working or for hobbies or for a car enthusiast.

There is also a secondary access that crosses the northern field and includes a public footpath. A bridle path passes through the land and crosses the land in a southerly direction.

## Services

Mains water, electricity and gas. Private drainage. Mains gas fired central heating.

## Property information

Tenure: Freehold

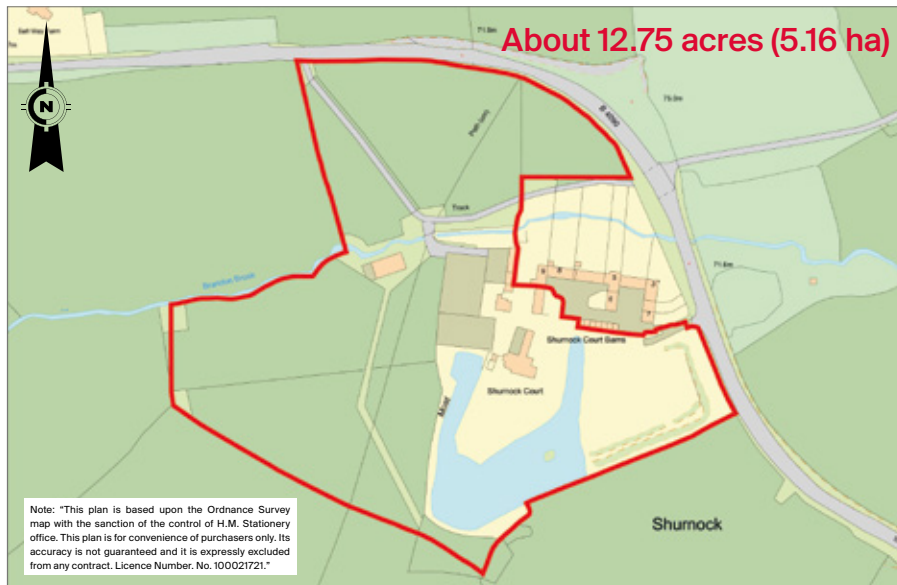
Local Authority: Redditch Borough Council, tel: 01527 534123

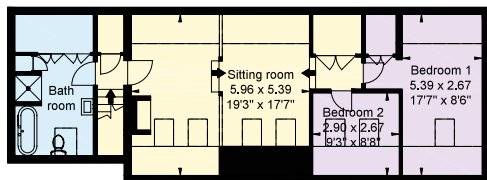
Council Tax: Shurnock Court: Band: H

The Flat: Band: A

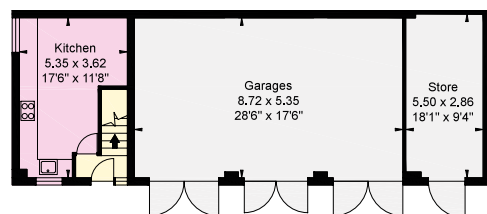
## Directions – B96 6JT

To locate the property via What3Words (what3words.com),  
reference: ///lines.zones.ringside

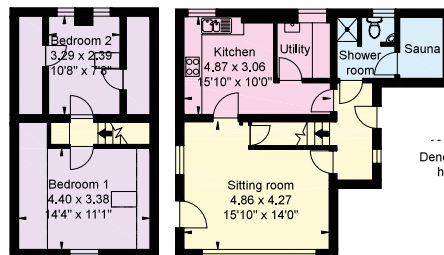




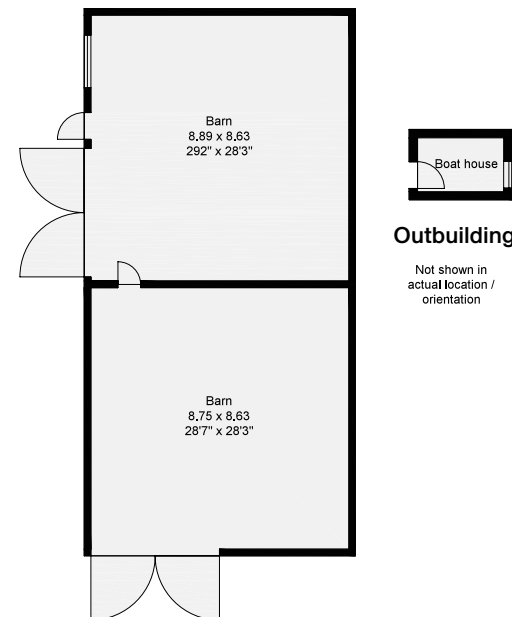
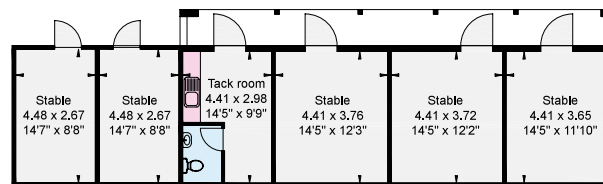
**Coach House Cottage  
First Floor**



**Coach House Cottage  
Ground Floor**

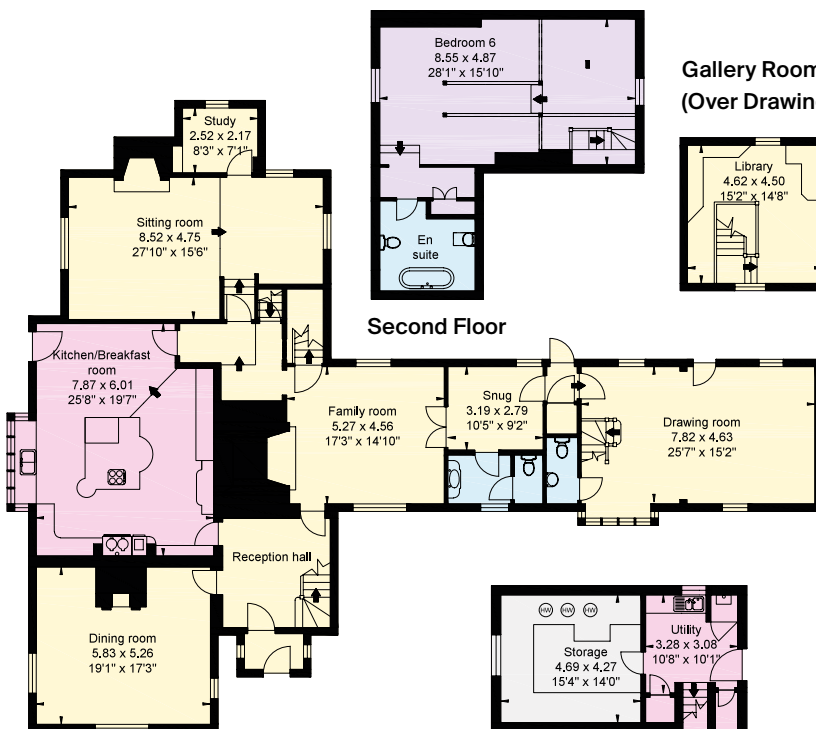


**Pool Cottage  
First Floor      Pool Cottage  
Ground Floor**



**Outbuildings**

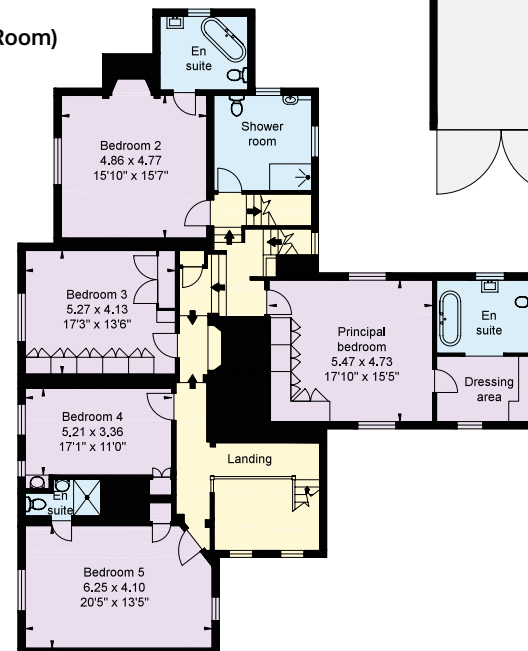
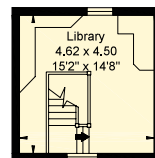
Not shown in actual location / orientation



**Ground Floor**

**Cellar**

**Gallery Room  
(Over Drawing Room)**



**First Floor**

**Approximate Gross Internal Floor Area**  
 House: 565 sq m (6,083 sq ft)  
 Pool Cottage: 86 sq m (926 sq ft)  
 Coach House Cottage: 102 sq m (1,098 sq ft)  
 Outbuildings: 312 sq m (3,360 sq ft)  
**Total: 1,065 sq m (11,467 sq ft)**  
 inc. restricted head height

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Date: 13 July 2023  
Our reference: STR012202515

## Shurnock Court, Salt Way, Near Feckenham, Worcestershire, B96 6JT

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Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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