



NEW INN HOUSE

Pitchill, Stratford-upon-Avon, Warwickshire





AN ATTRACTIVE DETACHED PROPERTY

Situated in an enviable rural position with a swimming pool, tennis court,
and substantial secondary accommodation

Summary of accommodation

Four/five bedrooms | Three bathrooms | Kitchen/breakfast room | Dining/games room
Drawing room | Study | Utility

Two stables | Store | Laundry | Summerhouse

Swimming pool | Tennis court | Garden

Grounds extending to 3.08 acres in total

Distances: Salford Priors 1.5 miles, Evesham 6.5 miles (trains to London Paddington from 1 hour 40 mins),
Stratford-upon-Avon 10.6 miles, Broadway 10.9 miles, Chipping Campden 13.5 miles, M5 (J7/8) 15.4 miles,
Warwick 20 miles, Warwick Parkway Station (direct trains to London Marylebone from 69 mins) 20 miles, Cheltenham
23 miles, Birmingham International Airport 27.5 miles
(All distances and times are approximate)

SITUATION

New Inn House is situated in an enviable rural setting in the hamlet of Pitchill, located southeast of Worcester and southwest of Stratford-upon-Avon. The nearby village of Salford Priors, only 1.5 miles away, offers many amenities and services, including a general store, post office, two public houses, The Vineyard Inn and The Bell, a primary school and a local garage.

A wider range of shopping and leisure facilities can be found nearby in the neighbouring town of Worcester, with a county cricket club and horse racing, and the region's cultural centre, Stratford-upon-Avon, which offers the world-renowned Royal Shakespeare Company theatres as well as an abundance of shops, restaurants and dining pubs. The area is well served by state, grammar and private schools to suit most requirements.

For the commuter, the property is ideally placed for the M5 to the west, and the M40 to the east, and regular trains run directly to London from Evesham, Honeybourne, Pershore and Cheltenham and from Worcester and Stratford to Birmingham and London.

The property benefits from delightful walks through superb countryside, being located near the Cotswolds, and further walks can be found in the Malvern and Bredon Hills close by. The property further benefits from delightful views over open countryside to the Cotswolds and Broadway Tower.

THE PROPERTY

New Inn House is an attractive detached property constructed from brick under a tile roof, with the addition of attached secondary accommodation comprising two bedrooms.

The front door opens to an impressive entrance hall with a central staircase rising to the first floor. The entrance hall provides access to a spacious study, shower room, and a magnificent kitchen/breakfast room,





which offers an extensive range of wall-mounted and base units sat beneath a marble worktop, an island complete with bar stools, an AGA, and a door opening to a utility room. The entrance hall also provides access to a bright and airy, triple-aspect dining/games room and a delightful drawing room, both complete with sliding doors opening to a patio area and stunning south-facing views to the open countryside beyond.

Stairs from the entrance hall rise to the first-floor landing, which provides access to an elegant Principal bedroom, complete with built-in wardrobes and a modern en suite bathroom with walk-in shower and fitted bath. The first floor further extends to three well-proportioned bedrooms, all of which are served by a large family shower room and offer a different aspect of the beautiful grounds and surrounding countryside.

The secondary accommodation comprises of a spacious kitchen/breakfast room with stairs rising to the first floor, a bright and airy dining room and sitting room, complete with feature fireplace and double doors opening to the patio area, a WC and large, dual aspect bedroom to the ground floor. The first floor offers a further bedroom and bathroom, complete with fitted bath and shower unit.







OUTSIDE

Externally, the property is accessed by a private gravel driveway with two entrances and ample parking space for a number of cars. The property benefits from an array of outbuildings, including two stables, store, laundry room and summerhouse.

The garden is a particular feature of the property; it is principally lawned, with a scattering of mature trees, and is bordered partly by a mature hedgerow and partly by wooden post and rail fencing, offering complete privacy and seclusion. A large stone paved patio is located to the rear of the property which provides the most idyllic outdoor entertaining space overlooking the stunning open countryside, with access to the delightful, heated swimming pool and further to the tennis court.



PROPERTY INFORMATION

Services: Mains electricity, water and drainage are connected to the property. Oil central heating.

Fixtures and fittings: All those mentioned in the particulars are included in the sale, all others are excluded. However, certain items, such as the curtains and blinds, may be available by separate negotiation.

What3words: ///templates.inherits.racetrack

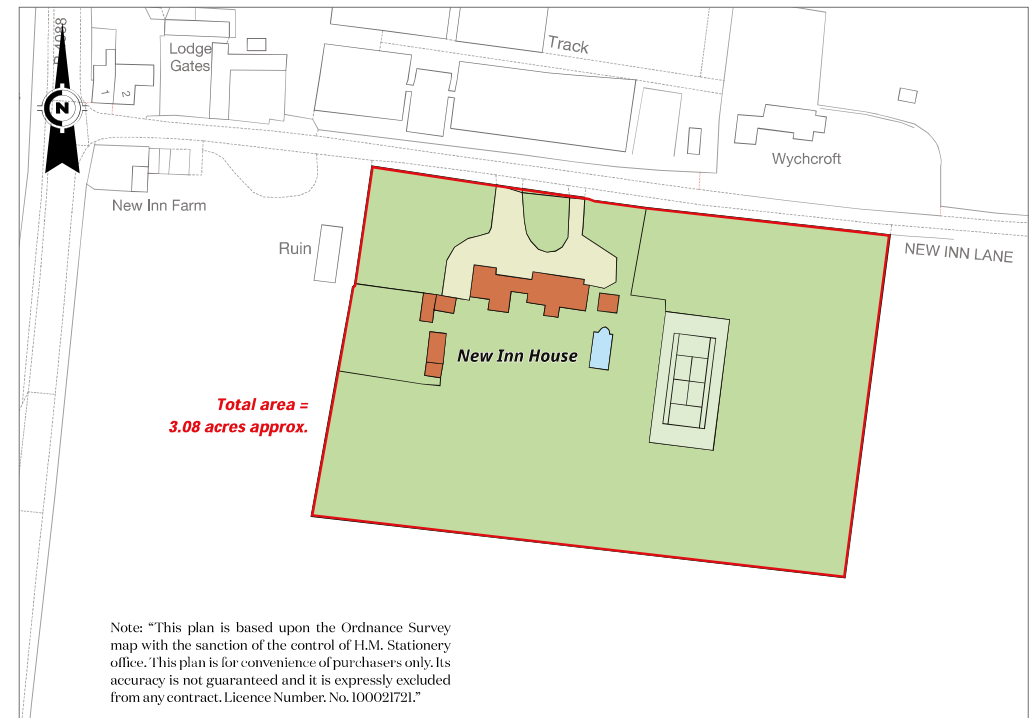
Tenure: Freehold

Local Authority: Stratford-upon-Avon District Council: 01789 267575

Council Tax: Band D

EPC rating: E

Viewing: By prior appointment only with the agents.



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number: No. 100021721."



Approximate Gross Internal Area
House & Annexe: 342 sq m (3,682 sq ft)
Outbuildings: 57 sq m (615 sq ft)
Total: 399 sq m (4,297 sq ft) inc. restricted head height

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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Date: 29 April 2025
Our reference: STR012399518

New Inn House, Pitchill, Evesham, WR11 8SN

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,495,000**.

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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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully

A stylized, handwritten signature of "Knight Frank" in black ink.

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