



BRETFORTON HALL

Bretforton, Evesham, Worcestershire



A UNIQUE AND BEAUTIFULLY PRESENTED NEO-GOTHIC HALL SITUATED IN THE HEART OF BRETFORTON VILLAGE

Offering extensive living accommodation, fine architectural features and landscaped gardens and paddock land.

Summary of accommodation

Six bedrooms | Six bathrooms | Reception hall | Dining room | Sitting room | Study | Snug/reading room
Kitchen/breakfast room | Utility | WC/Shower room | Coat and Boot rooms | Cellar | Tower

Outbuildings: Studio | Store | Garde store | Pump room | Stable | Hay barn | Tractor Barn | Two glamping pods | Single garage

In all, the garden and grounds extend to 2.18 acres

Distances: Chipping Campden 6 miles, Broadway 6 miles, Honeybourne 1.5 miles (intercity trains to London Paddington)
Cheltenham 18 miles, Stratford-upon-Avon 12 miles, Birmingham 30 miles, Oxford 40 miles
(All distances and times are approximate)



SITUATION

Bretforton is a charming and picturesque village situated close to the Cotswold escarpment and is readily accessible to the quintessential Cotswold towns of Chipping Campden, Broadway, Moreton-in-Marsh and Stow-on-the-Wold. The village of Bretforton, of Anglo-Saxon origins, benefits from a shop, post office, primary school and National Trust-owned Fleece Inn.

The nearby Cotswolds are one of England's Areas of Outstanding Natural Beauty (AONB), well known for its beautiful stone houses and cottages with traditional architecture, many dating back to medieval times. Chipping Campden is also noted for its excellent primary and secondary schools, and there is a wide selection of state and private schools in the area to suit most requirements in Moreton-in-Marsh, Stratford-upon-Avon and Cheltenham.

Stratford-upon-Avon is the region's cultural centre and is famed for its theatres and Shakespearean heritage. Stratford-upon-Avon and the nearby town of Cheltenham offer an abundance of shops, restaurants, public houses, and a wide range of entertainment and sports facilities.

The village is well placed for access to the M5 at Worcester, the M42 North and the M40 East. Mainline rail services operate from Worcester Parkway and Pershore to London and Birmingham. Warwick Parkway is 29 miles to the northeast and provides fast direct train service to London Marylebone. Birmingham International Airport is about 32 miles away.

Racing is at Stratford-upon-Avon, Cheltenham, Warwick and Worcester, county cricket in the setting of Worcester Cathedral, and several golf courses are in the area, including Evesham, Bidford-on-Avon and Stratford-upon-Avon.



THE PROPERTY

Bretforton Hall was constructed in 1785 in the Gothic Revival style and is a product of the Georgian era's fascination with medieval Gothic motifs, having distinctive architectural features, such as an octagonal three-story tower with a crenellated parapet and elegant ogee-arched windows. The Hall is Grade II listed and has been sympathetically refurbished by the current owners to preserve its original character, offering a unique blend of historic charm and contemporary living.

The front door opens to an elegant reception hall with a magnificent staircase rising to the first floor. A door on the right opens to a dual-aspect snug/reading room, complete with feature fireplace, and a door on the left opens to a spacious study. The reception hall further provides access to a bright and airy dining room, which offers delightful views of the garden to the east. This flows into the octagonal tower, which once served a practical purpose by supplying water to the Hall; however, now houses a stunning bar area on the ground floor.









The ballroom, situated at the end of the reception hall, is a highlight of the Hall's living accommodation and offers the most wonderful space for entertaining, benefiting from a beautiful feature fireplace and two sets of double doors opening to the landscaped gardens. The ground floor further extends to a cosy sitting room, which flows into a spacious kitchen/breakfast room, complete with a central island, AGA, and an extensive range of wall-mounted and base units sitting beneath a wooden worktop with a range of integrated appliances. A utility room, shower room, coat room and boot room complete the ground floor.

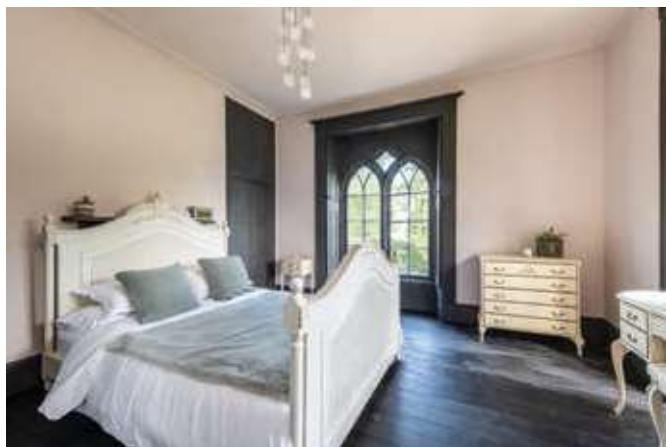
The cellar is accessed by stairs leading down from the passageway between the sitting room and the kitchen/breakfast room and includes a boiler room, storage room and wine cellar.



Stairs from the entrance hall rise to the first-floor landing, which provides access to the impressive Principal bedroom, complete with a free-standing bath, an extensive range of built-in wardrobes and a unique, dual-aspect en suite bathroom located in the octagonal tower. The first floor further extends to a spacious office, which is also accessed from a staircase rising from the kitchen/breakfast room, and five generous bedrooms, three of which are complete with individually designed en suite shower rooms. All the bedrooms offer a different aspect of the beautiful gardens and grounds.

A staircase in the en suite shower room of the Principal bedroom rises to the second floor of the tower, which provides spacious and flexible space for a variety of uses; however is currently used as a yoga/gym room with the most spectacular, far-reaching open views.





GARDEN AND GROUNDS

Externally, the property is accessed by wooden gates which open to a large private driveway with ample parking space for a number of cars, and further benefits from a single garage.

The garden is a particular feature of the property and has been beautifully designed and landscaped by the current owners; it is principally lawned with a scattering of mature trees and shrub and herbaceous borders. It also offers an outdoor swimming pool and a charming pond, surrounded by ornamental grasses, flowers and stone edging that provides a peaceful focal point and attracts a variety of wildlife. The garden wraps around the property and provides a delightful, private setting to entertain.

Beyond the garden lies the stable block, comprising a stable, hay barn, tractor barn, and two paddocks, of which are primarily used for grazing livestock. The paddocks are fenced with post and rail and have access to mains water. The paddocks benefit from road access to the northern boundary.

Further to the stable block, the property's outbuildings extend to a double garage, two glamping pods, which are in the paddock, a studio/workshop accessed from the courtyard, store, garden store and pump room.

In total, the grounds, including the garden and paddocks, extend to approximately 2.18 acres.









PROPERTY INFORMATION

Services: Mains electricity, gas and water are connected to the property.
Private drainage.

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: ///mascot.resources.shuttled

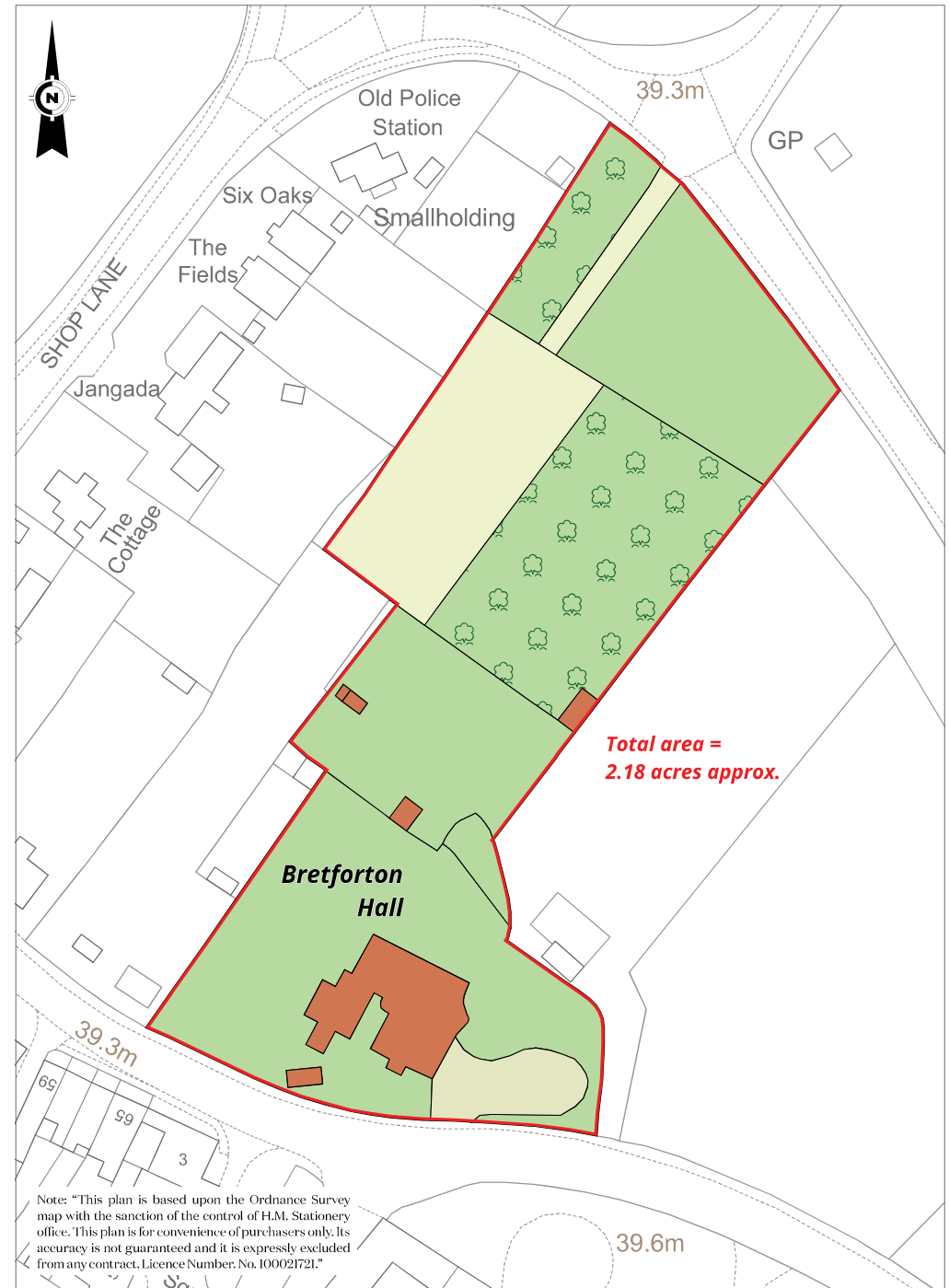
Tenure: Freehold

Local Authority: Wychavon District Council: 01386 565000

Council Tax: Band G

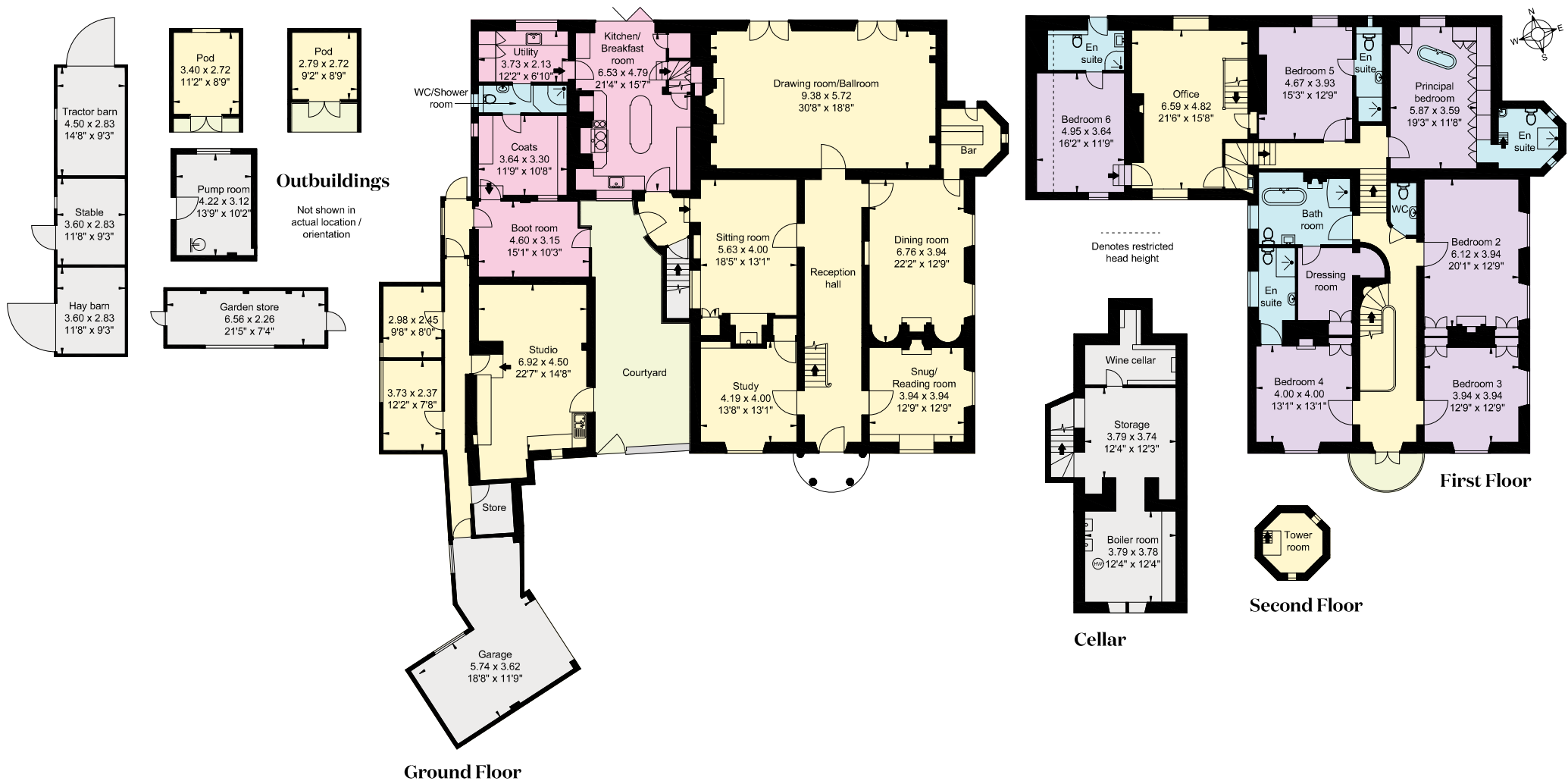
EPC: D

Viewing: By prior appointment only with the agents.





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
House: 680 sq m (7,321 sq ft) inc. attached garage
Outbuildings: 80 sq m (862 sq ft)
Total: 760 sq m (8,183 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: 19 June 2025
Our reference: STR012517803

Bretforton Hall, Main Street, Bretforton, Evesham, WR11 7JH

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£2,300,000**.

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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We'd love to help you.

Yours faithfully

KNIGHT FRANK LLP

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