



BECKNOR MANOR

Broughton Green, Hanbury, Worcestershire



A SUBSTANTIAL GRADE II LISTED PERIOD PROPERTY WHICH IS EXCEPTIONALLY PRESENTED THROUGHOUT

Set in immaculate grounds and gardens of approximately three and a half acres, in a private rural location.
For a buyer with equestrian or hobby farming interests further land is available.

Summary of accommodation

Reception hall | Cloakrooms | Drawing room | Sitting room | Study | Dining room | Kitchen/breakfast room | Utility room | Gallery landing | Principal bedroom with dressing room and bathroom | Five further double bedrooms and five bathrooms/shower rooms | Second floor games room, store and attic
Four car garage with Coach House apartment over, with ground floor entrance hall, first floor landing, kitchen, bedroom, bathroom and large sitting dining room.
Pool changing room and shower | Lean-to greenhouse | Boiler/plant
Beautiful gardens | Swimming pool | Patios/outdoor entertaining | Ponds | Summer houses | Dog kennels | Vegetable garden

In all about 7,270 square feet | In about 3.6 acres

Further land adjoining the garden is also available

Distances: Droitwich Spa 4 miles, Bromsgrove 7.5 miles, Worcester 9.5 miles, Worcester Parkway station 12 miles, M5 (J6) 6 miles
Stratford-upon-Avon 24 miles, Birmingham 26 miles, Cheltenham 30 miles (All distances and times are approximate)

SITUATION

Becknor Manor is situated on a long private country lane and drive is set well back at the end of a long private drive, a medieval manor house standing in mature, formerly moated grounds with great privacy, in the very sought-after central Worcestershire settlement of Broughton Green. The property is located in the parish of Hanbury, which boasts an active church, village hall, cricket club, and village pub. A monthly parish magazine keeps residents informed about local activities, about 1 mile away. The National Trust property Hanbury Hall, Hanbury Church and The Jinney Ring Craft Centre are also located close by.

The spa town of Droitwich offers a wide variety of shopping and business services, including a Waitrose supermarket and a train station with regular direct connections to Birmingham and onward connections to London. County cricket in the setting of the cathedral and horse racing on the banks of the River Severn.

Excellent schools are located within the city and county, including Bromsgrove School, Winterfold House Preparatory School, King's and The Royal Grammar Schools in Worcester, and the Malvern Colleges.

Excellent road access makes the M5, M40 and M42 easily accessible. Regular trains also run from Worcester to London and Birmingham, and Warwick Parkway provides a fast train to London Marylebone. Birmingham International Airport is readily accessible.

There is superb walking and riding around quiet country lanes in this picturesque part of rural Worcestershire. Becknor Manor is well placed for ready access to the north Cotswolds and Broadway, as well as Stratford-upon-Avon, Great Malvern and The Malvern Hills and Warwick.





THE PROPERTY

Becknor Manor is a substantial Grade II listed period property which is exceptionally presented throughout and is set in immaculate grounds and gardens of approximately three and a half acres, in a private rural location. The property is believed to date back to 1550, and has been extended and restored by previous owners to a very high standard and offers a wealth of exposed timbers and other original features, including medieval finial decoration in the drawing room. Principal rooms are south-facing, overlooking the gardens and the view beyond. The practical layout ensures comfort and functionality for day-to-day living. The flow between rooms is seamless, making the home easy to navigate and live in.

There are six bedrooms, four of which are en suite, two further bathrooms and a one bedroom, one-bathroom, self-contained annexe offering excellent guest accommodation. The modern kitchen is well-appointed and has numerous built-in high specification appliances, and there are four further reception rooms and a home office. The sweeping driveway and stunning gardens surround the property, and Becknor Manor also features a four-car garage and a delightful outdoor heated swimming pool, which is perfect for entertaining family and friends

The property is approached through a large oak-framed porch and into the substantial reception hall, with a Jacobean-style staircase rising to the first floor. The dining room has a large inglenook fireplace with an open fire. Above the fireplace is a Latin inscription, “Dulce est disipere in loco” – “It is sweet to relax in this place.” The kitchen has built-in appliances including a Westahl stainless steel cooker which operates with both LPG gas and electricity and includes an induction hob, griddle and wok burner, as well as multiple ovens. There is a Miele dishwasher, drinks fridge, full-size fridge and freezer, Quartz worktops, and a spiral second staircase to the first floor. Utility room and back cloakroom.





The drawing room has exposed timbers and a substantial stone Minster fireplace, above which are tiles believed to be of medieval origin, which were discovered during the restoration of The Manor. There are decorative finials on some of the beams and original wattle and daub panels. French doors lead outside. The sitting room has an open fire with glass doors and marble surround and French doors to the rear gardens, with a study beyond.

There are four bedrooms in the main sections of the house and two bedrooms and a bathroom in the wing above the kitchen.

The principal bedroom is spacious with a vaulted beamed ceiling and a stone fireplace and enjoys views of the garden. There is a superb, fitted dressing room and an en suite bathroom complemented by marble finishings. There are two bedrooms with en suite shower rooms. On the second floor is a large games room and a store.







A glazed entrance hall adjoining the four car garage gives access to the Coach House apartment, which has fine exposed timberwork, a kitchen, a bathroom, a bedroom and a large living/dining room.

GARDENS AND GROUNDS

Becknor Manor is approached across a cattle grid and into a sweeping driveway and ample parking area to the front of the property. Extending to about 3.5 acres, the gardens are mainly laid to lawn to the right of the driveway, and there is a large turning circle which has lawns, box hedging, rose beds, numerous shrubs with a very pretty wildlife pond in front of it and exceptional views across the open countryside. The current owners have created an organic fruit and vegetable garden with raised beds and a large soft fruit cage. Fruit trees include apples, pears, cherries and plums.



To the rear of the property, which faces south, an outdoor heated swimming pool area has been created with a water feature, an attractive patio area and a thatched summer house with seating. Lawns and well-maintained flower beds surround the whole property and are full of plants and shrubs. A glass greenhouse has been designed to match the period of the property and also includes a pool summer house. There is also a changing room with shower and WC for the swimming pool.

Another smaller summer house nestles on the edge of the larger wildlife pond with a waterfall and is the perfect spot to enjoy the evening sunsets. As well as the entertaining areas there are handy wood stores, two dog kennels and a boiler room.

ADDITIONAL LAND

A parcel of land adjoining the garden, and with separate road access can also be available in addition. Extending to over 5.5 acres, this land would be ideal for a buyer wanting more land for paddocks. A footpath crosses this area.

PROPERTY INFORMATION

Services: Mains electricity and water are connected. Private sewerage treatment plant, Oil and LPG central heating. CCTV and security system. Telephone and broadband.

The lane is subject to a right of way for all the properties further down the lane to the farm at the end. There is no obligation for them to contribute to its maintenance

Directions (WR9 7EE): From Broughton Green proceed down the lane and the entrance to Becknor Manor will be found on the right.

What3words: ///diner.climate.highbrow





Tenure: Freehold

Local Authority: Wychavon District Council

Council Tax: Band G

Viewing: By prior appointment only with the agents.

James Way

01789 297735

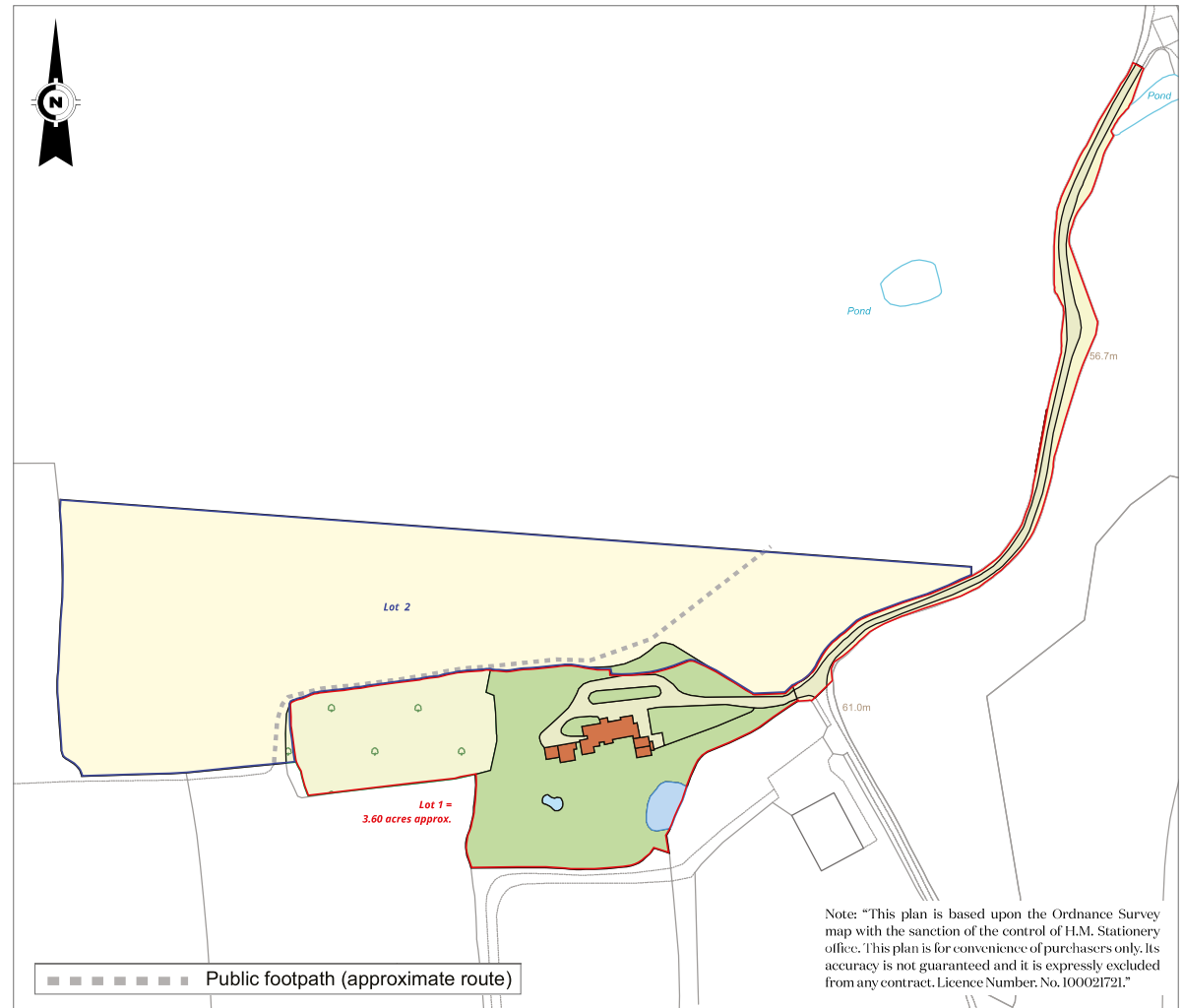
james.way@knightfrank.com

Knight Frank Stratford-upon-Avon

Bridgeway House, Bridgeway, Stratford-upon-Avon

Warwickshire, CV37 6YX

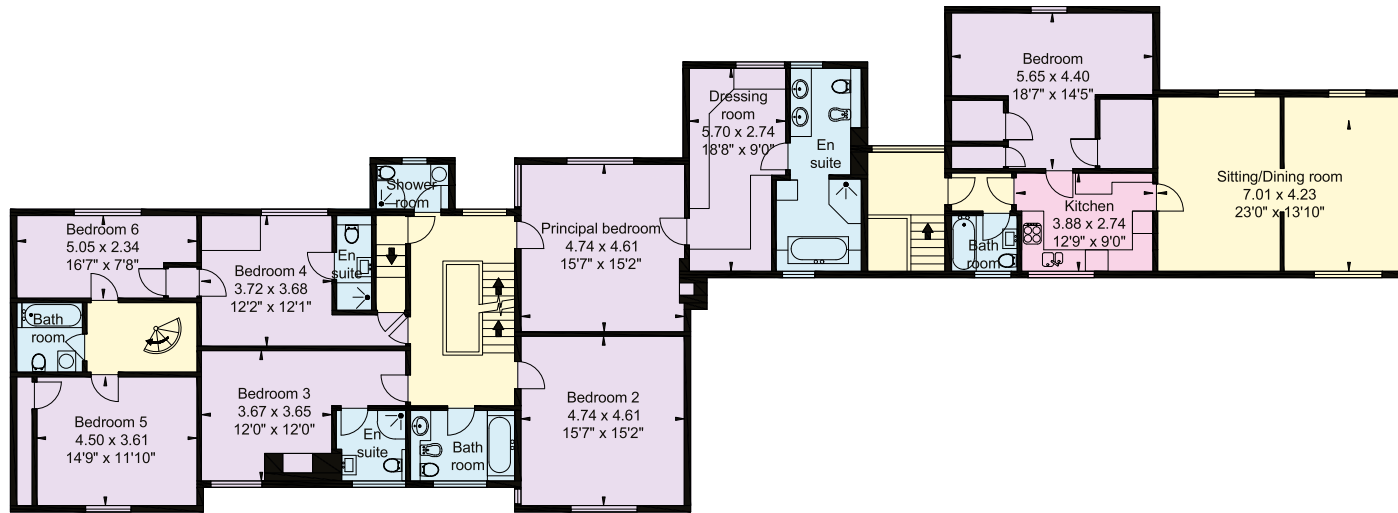
knightfrank.co.uk



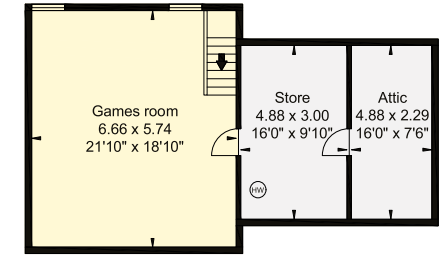
Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

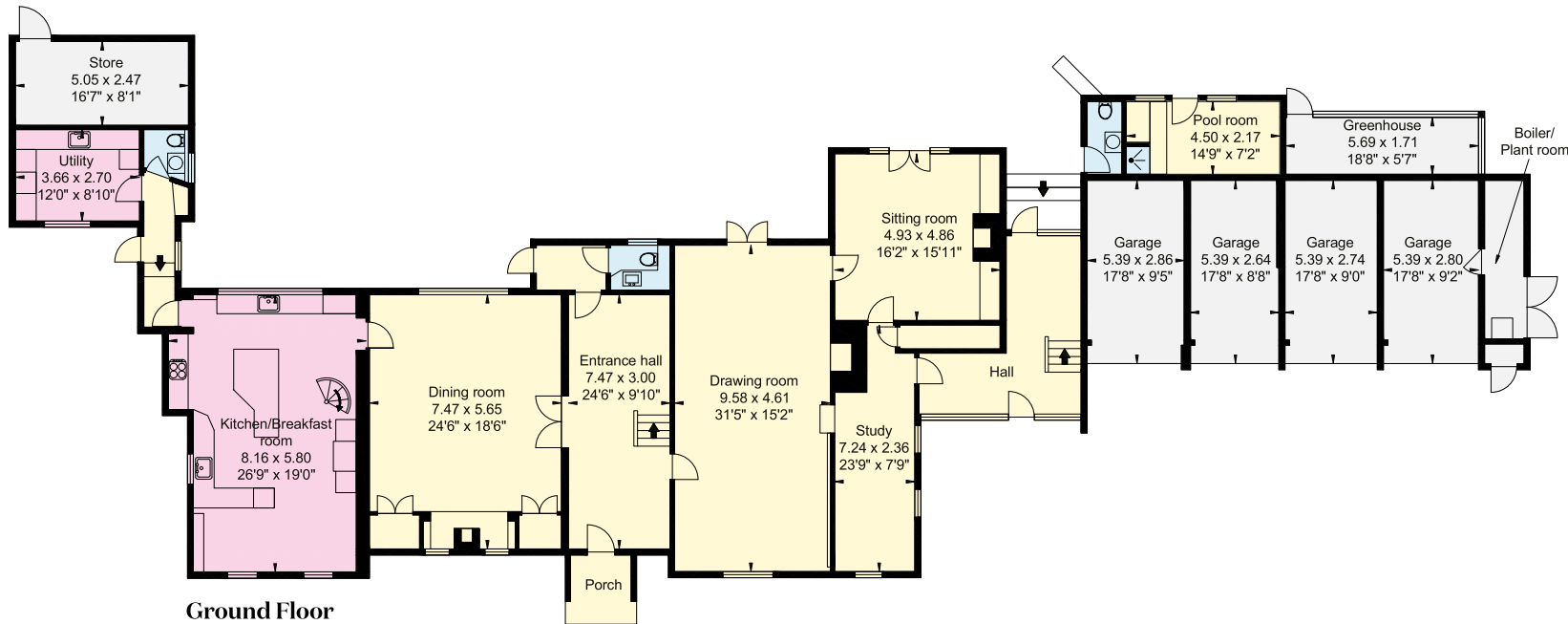
Particulars dated July 2025. Photographs and videos dated Spring 2025 and July 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



First Floor



Second Floor



Ground Floor

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

Approximate Gross Internal Area

House: 601 sq m (6,466 sq ft)

Garage/Outbuilding: 74 sq m (804 sq ft)

Total: 675 sq m (7,270 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.



Date: 17 July 2025
Our reference: STR012431693

Becknor Manor, Broughton Green, Hanbury, WR9 7EE

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £2,100,000 and £150,000 for Lot 2.

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

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

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.

KNIGHT FRANK LLP

Enc:

James Way
Partner, Head of Midlands Sales
+44 1789 206 950
james.way@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

Your partners in property

V4.3 Sep 24