

Hopton Court, Alfrick, Worcestershire





A classic grade II listed Late Georgian country house in a peaceful and secluded location.

Summary of accommodation

Main House

Entrance hall | Reception hall | Drawing room | Dining room
Library | Study | Kitchen/breakfast room | Larder
Wine room | Utility | Garden room

Principal bedroom suite with dressing room
Bathroom and shower room
Guest bedroom suite with dressing room and bathroom
Large landing and sitting area | Laundry room
Family bathroom | Guest bedroom with shower room
Three further bedrooms

Annexe

Three bedrooms and a bathroom | Secondary staircase

Stable Courtyard

Consisting of three stables
Large entertainment/games room | Four garages
Store rooms and workshops | Additional first floor storage

Garden and Grounds

Beautiful landscaped gardens and grounds | Brook
Swimming pond | Tennis court | Field | Long driveway

In all about 176 acres (713 hectares)
Gross internal area of Main House, Cottage and Outbuildings: 15,523 sq.ft



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Worcestershire

Hopton Court is situated in a delightful position in rural west Worcestershire. The Court is bounded by open fields and borders a pretty brook. The nearby village of Alfrick offers good local amenities with a church, post office, shop, village hall and with sport and social clubs.

Great Malvern is set against the famous Malvern Hills which were the inspiration for Sir Edward Elgar. Malvern has a diverse array of shops, restaurants and a fine theatre.

Worcester has all the amenities expected of a thriving city and in addition offers a range of sporting entertainment with horse racing and county cricket in the setting of its Cathedral.

There are excellent schools in the region, in particular nearby Malvern College, Cheltenham College, Bromsgrove School, Kings School Worcester and RGS Worcester to name a few.

Being in the heart of England, Worcestershire is extremely well placed for the whole of the UK with regular trains from Malvern and Worcester to London, Birmingham and Bristol. The M5 motorway is approximately nine miles to the east. It links into the national motorway network and is the main artery linking the West Country to the Midlands and beyond.

The glorious countryside in this area is easily accessed via a network of public foot and bridle paths.

Hopton Court sits in a peaceful and rural location a short distance to the west of the city of Worcester and to the north of Great Malvern. The Court is thought to date from around 1700 with early 19th Century and later additions.

Distances

Alfrick 1 mile, Great Malvern 6 miles, Worcester 8 miles, M5 J7 10 miles, Cheltenham 32 miles, Birmingham 48 miles, Bristol 70 miles, London 120 miles. (Distances and times approximate).



Hopton Court

The Court is well laid out with the accommodation arranged over three floors. It is light and very spacious with extremely well-proportioned rooms throughout. There are grand fireplaces, decorative cornicing and large sash windows. The ground floor accommodation flows particularly well with impressive reception rooms that interconnect via the main hall.

Dividing the drawing room from the hall is a wide walk-through with flanking fluted wooden columns. From the reception hall, the broad staircase with wooden hand-rail and balustrades leads up to the first and second floor accommodation. Opposite the staircase, double glass paned doors lead out to the front of the Court giving access to the gardens and grounds. The drawing room, library and dining room are all large well-proportioned rooms with handsome fireplaces, with two having beautiful imposing marble mantelpieces and one a decorative wood mantelpiece.

The entrance hall is entered through a large wooden door from the stable courtyard and leads through a decorative arch with French pane glass doors. The large kitchen/breakfast room is completely bespoke with a range of on-floor and wall mounted cupboards, drawers, shelves and cabinetry.

There is a five door Aga to one end, extensive marble work surfaces and double wash basin with food waste disposal unit. Within the kitchen is a door to the larder leading through to the air-conditioned wine room with brick-built wine bins on a brick floor. Beyond is the garden room with adjoining flower room with walk-in shower.



First and Second floors

The principal bedrooms are on the south side of the Court and are again well proportioned. There are four main rooms to the front of the Court currently arranged as two bedrooms with bathrooms and large dressing rooms. There is an additional bedroom with shower room, three further bedrooms, family bathroom, laundry room, sitting area and an additional dressing/study area.

The first floor of the annex contains three further bedrooms and a bathroom.

The accommodation is well suited to both family living and entertaining, as can be seen on the floor plans.

Approximate Gross Internal Floor Area

Hopton Court: 892 sq m / 9,602 sq ft

Gardener's Cottage: 146 sq m / 1,572 sq ft

Outbuildings: 404 sq m / 4,349 sq ft

Total: 1,442 sq m / 15,523 sq ft

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.





Gardener's Cottage

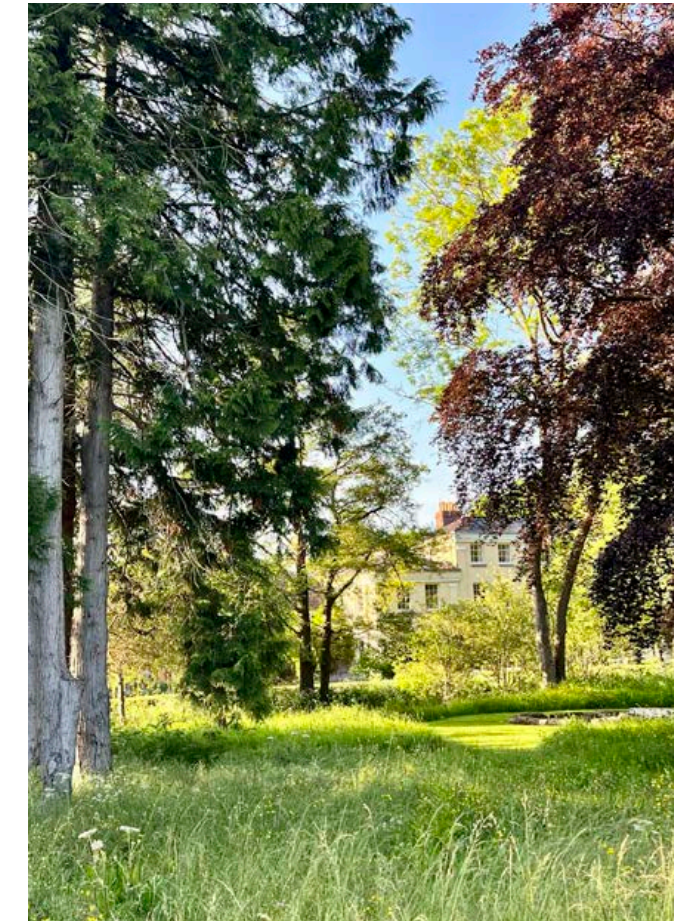
Attached to the main house is the Gardener's Cottage which consists of three bedrooms and a bathroom on the first floor, with two large reception rooms, a kitchen and cloakroom on the ground floor. The cottage and its garden are accessed from the stable courtyard at the rear of the Court.

The Stable Courtyard

This consists of three stables, large entertainment/games room, four garages, store rooms and workshops. Additional first floor storage. It offers enormous potential subject to the necessary consents.

Gardens and Grounds

To the front of the Court is a large entertaining terrace with a walkway leading directly away from the front door over a pretty wooden bridge down an avenue of trees through the gardens and the woodland. The formal gardens and planting were designed under the guidance of the renowned Tom Stuart-Smith and envelope the Court and extend along the main façade on the south side. There is a large area laid to a level well kept lawn with mature specimen shrubs and herbaceous borders. On one side is a slightly sunken brick parquet garden with a brick built pergola with a tile roof. Beyond the lawned area is a beautiful stone pillared rose walk that leads one way to a second bridge over the brook, and the other way to the walled garden.



At the far end of the garden is a raised and enclosed area with a brick built summer house positioned in the one corner. To the rear of the formal gardens is a large, walled garden with an all-weather tennis court.

A raised bed is to one end with fruit trees and a vegetable garden that has enclosed beds with box hedging. There is also a more informal area of the garden with a greenhouse and raised herb beds.

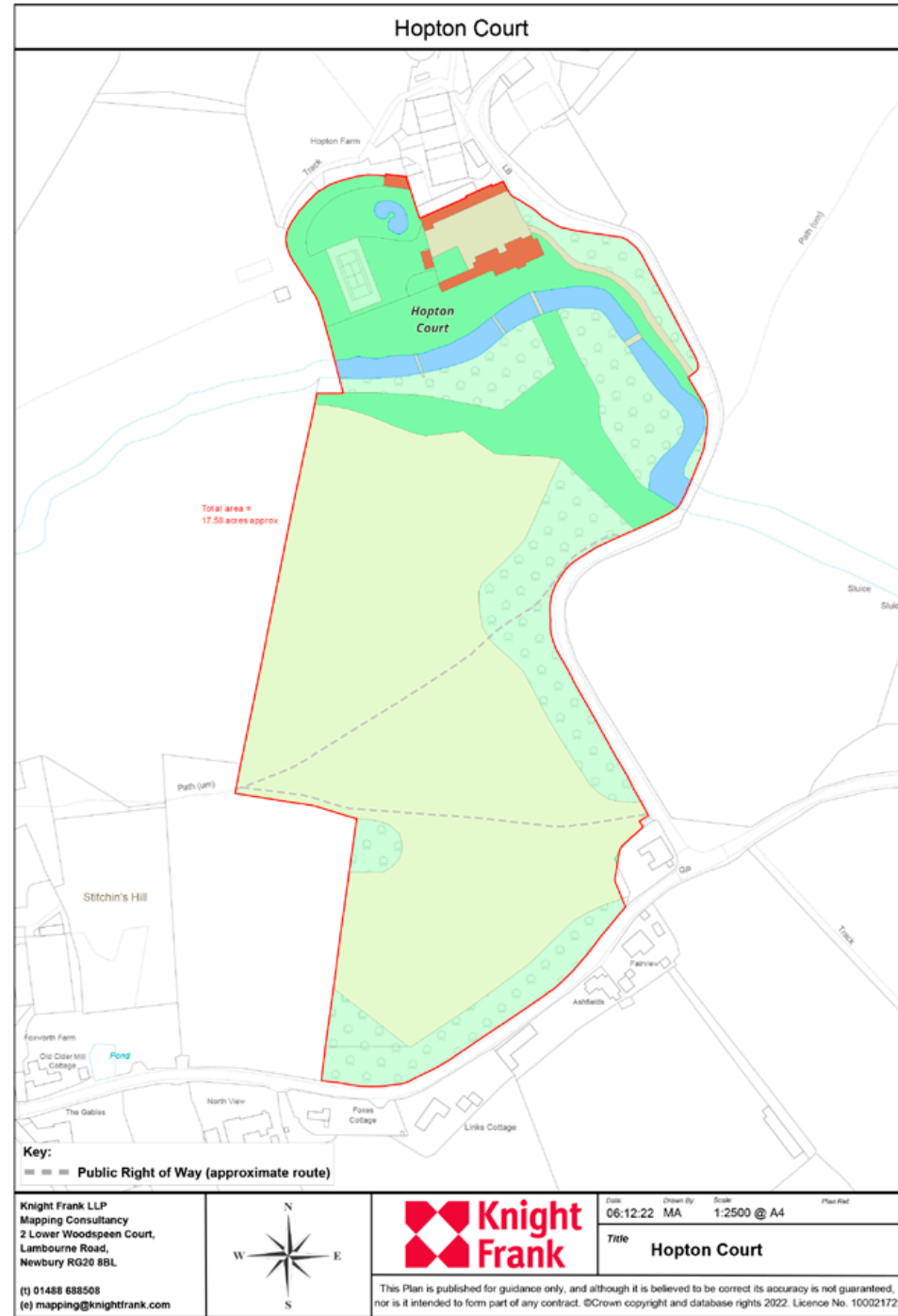
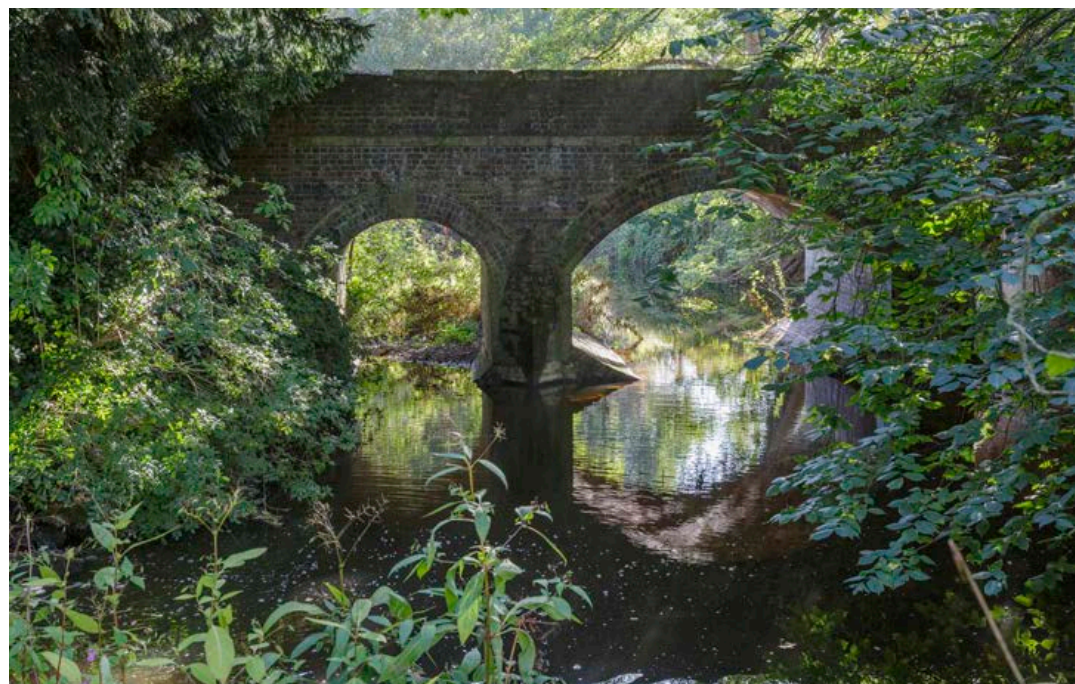
In a very private position is an enclosed swimming pond with an orangery to the side. The swimming pond is a beautiful feature. It contains a lined swimming pool which does not require the use of chlorine. Dense planting in the shallow end creates a strong visual effect.

The gardens and grounds are immaculate. The brook meanders through the gardens and grounds and to the other side is an area of woodland with delightful walks through and a large field beyond. The brook contains wild brown trout and has double bank fishing through the land.

The Land

A large field of permanent pasture. Fenced and largely hedged, with gated access directly to the lane.





Property information

Services: Mains water, mains electricity, oil-fired heating, private drainage.

Rights of Way: There are two public footpaths that cross part of the field well away from the Court

Tenure: Freehold.

Local Authority: Malvern Hills District Council. Tel: 01684 862413

Council Tax Band: H

Directions: Postcode: WR6 5HP

what3words: ///stow.decanter.custard

Viewings: All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.



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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