



**PEBWORTH MANOR**  
WORCESTERSHIRE/GLOUCESTERSHIRE BOARDERS





**PEBworth Manor, Dorsington Road, PEBworth,  
Stratford-upon-Avon, Worcestershire, CV37 8XB**

A FINE, BEAUTIFULLY RESTORED VICTORIAN  
MANOR WITH EXCEPTIONAL VIEWS,  
FINE GARDENS AND PADDOCK WITH  
OPPORTUNITY TO BUY LOT 2 – COACH  
HOUSE AND STABLE BARN



#### DISTANCES

HONEYBOURNE STATION 2 MILES  
(MAIN LINE STATION TO LONDON  
PADDINGTON)  
CHIPPING CAMPDEN 6 MILES  
BROADWAY 7 MILES  
EVESHAM 7 MILES  
STRATFORD-UPON-AVON 9 MILES  
M40 (J15) 16 MILES  
(DISTANCES APPROXIMATE)

#### ACCOMMODATION IN BRIEF

- Enclosed porch
- Reception hall
- Drawing room
- Sitting room
- Study
- Dining room
- Kitchen/breakfast/  
family room
- Pantry
- Boot room
- Cloakroom
- Utility room
- Gym
- Wine cellar/tasting room
- Boiler room
- Principal bedroom  
with dressing room  
and bathroom
- 6 further bedrooms
- 2 further bathrooms
- Music/cinema room
- In all approaches  
5,000 sq ft

#### OUTSIDE

- Ample parking
- Mature landscaped  
gardens and grounds
- Planning Permission for  
garaging and storage
- Greenhouse
- Vegetable garden
- Paddock
- In all about 5.94 acres







## THE PROPERTY

Pebworth Manor has been beautifully restored and upgraded by the present owners (architect and interior designer), with the gardens landscaped, and Stable Barn and the Coach House converted to high-quality, stylish ancillary accommodation. With its excellent position with beautiful views and a fine setting with mature specimen trees, the property is ready to be enjoyed by the subsequent owners. The house dates from 1849, with later architecturally sympathetic extensions. Although not listed, the property is situated within the village's Conservation Area.

The refurbishment undertaken by the present owners was very comprehensive, with original features, four-panel doors and fireplaces new flooring, cornices, panelling, and a Sonos sound system to reception rooms, kitchen and principal bedroom. There are remotely programmable Raiko 5 amp lighting circuits and new double-glazed windows to match the original ones within the stone mullions. The kitchen/family/ breakfast room has been remodelled and fitted with an electric

Everhot range with an induction hob, integrated dishwashers, microwave, sink with Quooker boiling water tap, Fisher Paykel fridge freezer and ice maker and French doors to the south-facing terrace. There is a walk-in pantry. The second kitchen has a Neff oven and induction hob, two sinks, a wine cooler and a dishwasher. There is also a utility area with a Bosch washing machine and dryer. The utility/second kitchen has a Bosch washing machine and dryer, Neff oven and induction hob, two sinks, a wine cooler and fridge, and dishwasher. The second kitchen is ideal for caterers and is used as food and flower prep for produce from the kitchen garden. There is a handsome west-facing drawing room with spectacular uninterrupted 35 mile view and French doors to the terrace.

A family TV sitting room with log burner, formal dining room with large open fireplace and bay window seating. The library/ study has fitted furniture and French doors opening onto the south-facing terrace. All fireplaces are in full working order.

The cellars have been damp proofed and fitted with sump pumps and provide additional accommodation, with a gym and beautifully appointed wine cellar with wine tasting facilities. To the first floor, the principal suite enjoys the views and has a luxurious en suite bathroom with a separate walk-in shower and a large fitted dressing room. There is a generous bedroom two, and bedroom three has an en suite shower room. Bedroom four opens onto a south-facing balcony, and there is a family shower room. The second floor has three further bedrooms. One is currently used as a second office, with an additional large room which has been used as a media, games and playroom. This top floor has opportunities for a variety of uses whereby it could be arranged as a teen or nanny accommodation over the whole area



## LOCATION

Pebworth Manor is in a fabulous location, set back from Dorsington Road in an elevated position to the village's west side with unspoilt views to the Malverns, Bredon Hill and the Cotswolds to the south. The village has a strong community with many social events and clubs, a church, primary school, public house, village hall and recreation park. Daily amenities can be found in Mickleton, Long Marston, and Welford-on-Avon, with a broader range of shopping and recreational facilities in Stratford-upon-Avon, Chipping Campden and Bidford on Avon. Rail services at nearby Honeybourne give access to Worcester, Moreton-in-Marsh, Oxford and London Paddington direct and Stratford has a rail service to Birmingham. There is also a regular bus service from Pebworth to Stratford upon Avon. The M40 and M5 are also readily accessible to give access to the south and south-west.

There are excellent schools in the area, including the much sought-after Chipping Campden High School, The Croft Prep School and Stratford upon Avon Grammar Schools, and the well-known ladies and boys schools in Cheltenham as the Royal Grammar School, Alice Ottley School and King's School in Worcester. There are race courses at Stratford-upon-Avon, Warwick and Cheltenham and golf at Welford-on-Avon, Stratford-upon-Avon and Broadway.









## OUTSIDE

The primary access to Pebworth Manor is along a private drive from Dorsington Road, which leads to the front of The Manor. There is a gravelled parking area for several cars dominated by a fine specimen Wellingtonia, cedar and horse chestnut tree with other parkland trees to the front garden, with a copse of fine mature trees and shrubs sheltering the property on the east side. At the top of the front parkland garden are the remains of a former Victorian swimming pool and gates giving access to a green lane leading to Dorsington Road. The attractive grass paddock lies to the west side of the garden. To the south side of the Manor is a landscaped, well-stocked formal and informal gardens, lawns, parterre and water feature, orchard, Hartley Botanic greenhouse and a well-stocked vegetable garden allowing for self-sufficiency through the growing season. To the side planning permission has been granted to erect outbuildings for 5 cars, workshop and storage without spoiling the outlook from the Manor. The west-facing far-reaching views can be enjoyed and appreciated from the garden.

## PROPERTY INFORMATION

**Tenure:** The property is freehold and vacant possession will be granted on completion.

**Fixtures and Fittings:** All items in the nature of fixtures and fittings described in these details will be included with the property. All other such items are specifically excluded.

**Viewing:** An appointment to view is essential and should be made through the Jackson-Stops Chipping Campden office:  
T: 01386 840224 - E: [campden@jackson-stops.co.uk](mailto:campden@jackson-stops.co.uk)

or Knight Frank Stratford-upon-Avon office:  
E: [james.way@knightfrank.com](mailto:james.way@knightfrank.com) / [jamie.robson@knightfrank.com](mailto:jamie.robson@knightfrank.com)  
T: 01789 297735 / 0207 861 1549

**Local Authorities:** Wychavon District Council: 01386 565000

**Council Tax:** Band G.

**Services:** Mains electricity and water are connected. Private drainage system. Pebworth Manor has oil-fired central heating with electric heating to the cellar and second floor central heating. Underfloor heating to all the bathrooms. Telephone and broadband.

## DIRECTIONS (CV37 8XB)

**WHAT3WORDS:** MODIFIES.OPPONENT.POUNDING

From Oxford, take the A40 to Burford and then the A424 continuing through Stow-on-the-Wold until joining the A44. At the top of Fish Hill turn right to Saintbury and continue on to Honeybourne and then Pebworth. On entering the village, turn left onto Chapel Road and left on to Front Street. At the T-junction, turn left and immediately right onto Dorsington Road. The low-key entrance to Pebworth Manor will be found on the left after a short distance.







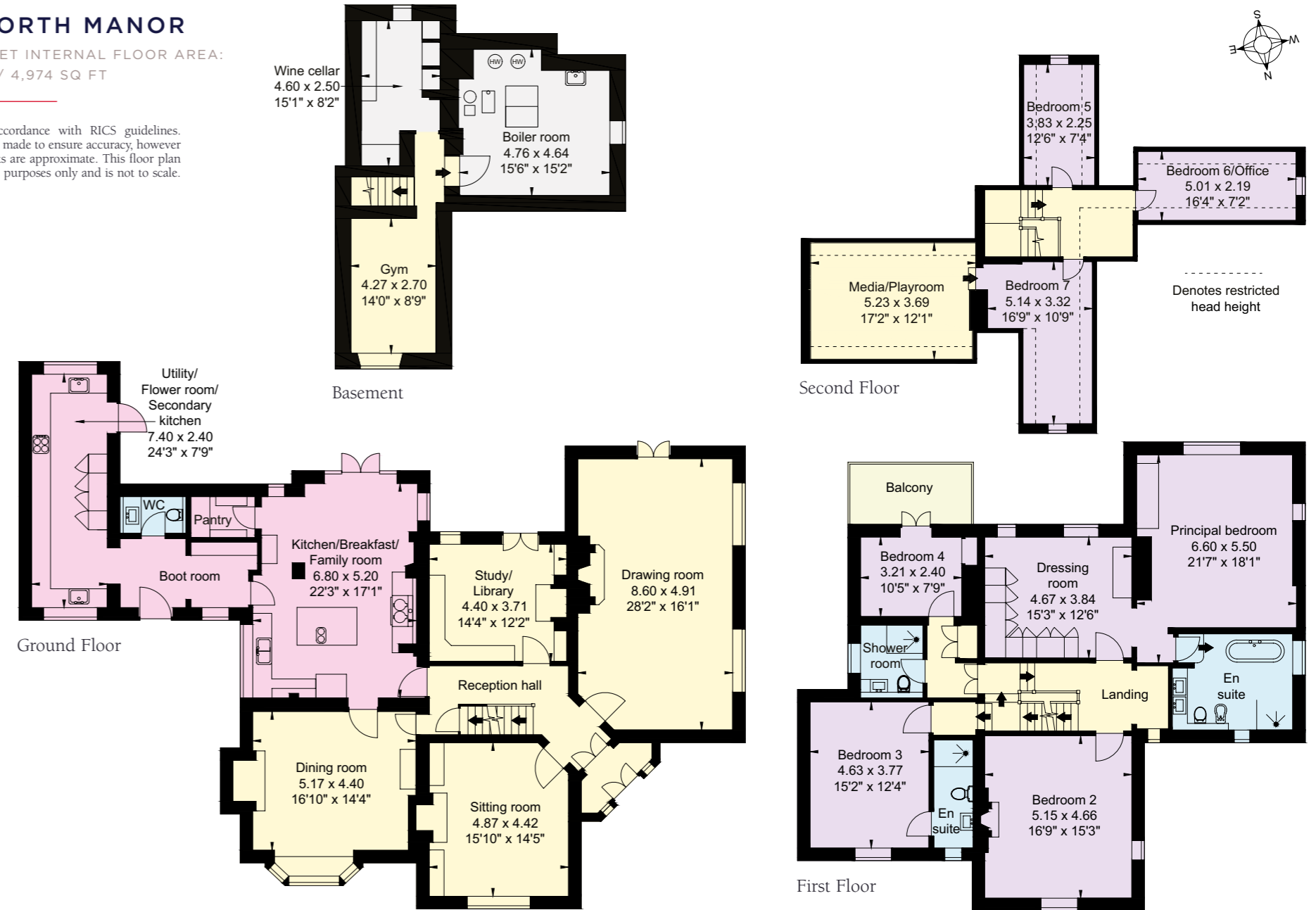




## PEBWORTH MANOR

APPROX NET INTERNAL FLOOR AREA:  
462 SQ M / 4,974 SQ FT

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.







Stable Barn and Coach House



Coach House



Stable Barn



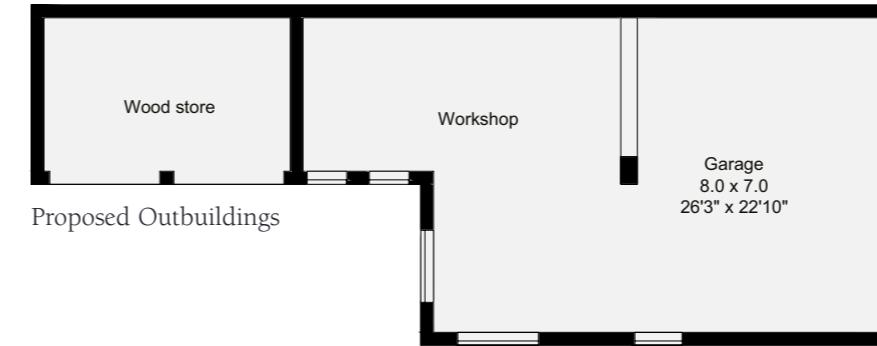
Coach House

## LOT 2

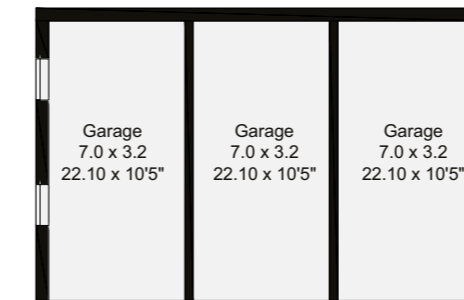
Two detached cottages are currently used as exclusive holiday rentals for sale by separate negotiation. These two superb conversions believed to be contemporary with the age of the Manor, would provide ancillary family or guest accommodation or, as at present, highly sought-after Airbnb income-producing assets to the Manor.

## COTTAGES

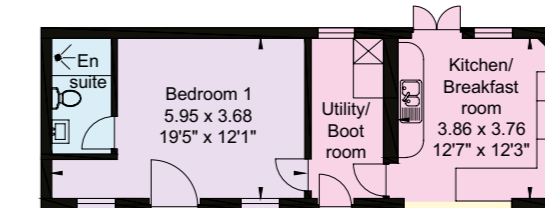
APPROX NET INTERNAL FLOOR AREA:  
 COACH HOUSE = 110 SQ M / 1,185 SQ FT  
 STABLE BARN = 48 SQ M / 517 SQ FT  
 PROPOSED OUTBUILDINGS = 178 SQ M / 1,916 SQ FT



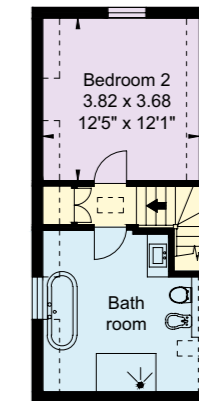
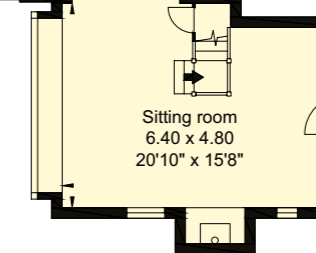
Proposed Outbuildings



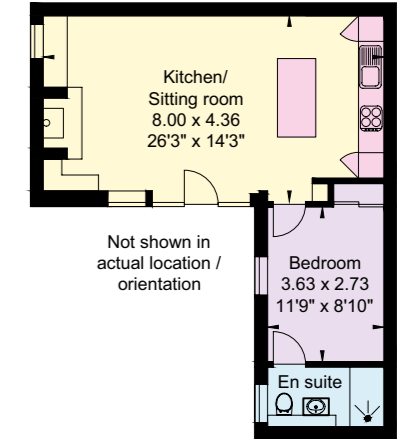
Proposed Outbuildings



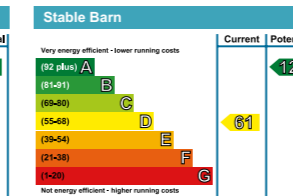
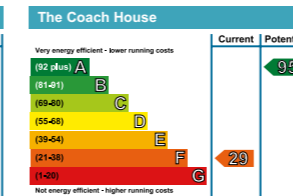
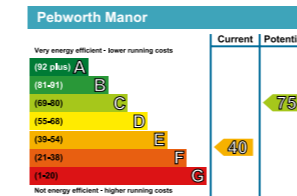
Coach House Ground Floor



Coach House First Floor



Stable Barn



**Important Notice** 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by wordperfectprint.com.





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JACKSON-STOPS

PROPERTY EXPERTS SINCE 1910



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