



APPLE MEADOWS

WORCESTERSHIRE



A DREAM HOME FOR HORSE LOVERS

Surrounded by the picturesque Worcestershire countryside and enjoying panoramic views towards Bredon Hill, Apple Meadows encompasses a detached and delightfully spacious four-bedroom family house in tandem with a first-class equestrian set-up that any rider, professional or amateur, would envy.

Occupying 8.5 acres, Apple Meadows is peacefully located in the rural hamlet of Earls Croome, a short drive from the historic riverside towns of Upton-on-Severn (3 miles) and Pershore (5 miles). For commuters or weekenders, it's an idyllic location that combines a relaxed country lifestyle with close proximity to the M5 and direct trains to London Paddington within two hours from Pershore.

The nicely proportioned house has 18th-century origins and was remodelled and updated in the 1990s. This 2,574 sq ft residence offers flexibility and potential, revelling in an abundance of natural mood-boosting light all-year-round.

Downstairs, there's a choice of three reception rooms, an office, a utility room and a brand new cloakroom/WC.

The undoubted hub of family life is the expansive fitted kitchen/breakfast room which flows into a fabulously sunny conservatory – the combined length is 32ft and in the summer the French doors can be flung open to create a seamless link with an acre or so of lawned garden, patio, pond, generous parking space in front of a double garage, hard surface tennis court and a woodland adventure playground that children will adore.

Upstairs, there's no stinting on space in the four bedrooms, all generous doubles. The principal bedroom enjoys a walk-through dressing area and an en-suite bathroom. The shiny new family bathroom was revamped two years ago and the property's oil-fired central heating is boosted by underfloor warmth.

The equestrian facilities are impressive, encompassing everything you could possibly need for a stables for livery and grazing or for those with pony-mad youngsters.



FAMILY AND EQUESTRIAN LIFE IN PERFECT HARMONY

This idyllic house and accompanying equestrian facilities offer a great family business opportunity amidst this peaceful and private rural oasis.

There are two entrances from the quiet country lane, one for horseboxes, agricultural equipment and deliveries and a second private entrance via a set of high timber gates set between white brick walls topped with trellis. There's parking for half-a-dozen cars on the red chevron-bricked area between the house and the garage.

The front door lies to the far left of the east-facing main wing, under a covered terrace which runs its width. Inside, the spacious entrance hall is light and bright with stairs to the landing – there's plenty of space for coat/shoe storage and decorative furnishings as suits. Accessed from here, the cloakroom with WC was given a contemporary update earlier this year while the section of hallway in front of the entrance to the snug/study is a blank canvas for styling – perhaps create a naturally well-lit reading nook under the window?

HEART OF THE HOME

Exuding rustic farmhouse character and a lovely relaxed ambience, the 20x20ft tiled kitchen/breakfast room has a fantastic collection of pale green fitted cabinetry on opposite sides of this glorious triple-aspect family-focused space, along with a central island – all with marble worktops.

A dazzling maroon four-oven AGA takes care of cooking and keeps everything warm and cosy in the winter months. There's also an induction hob cooker, double Belfast sink and fitted housing for other white goods such as dishwasher and fridge/freezer.

The current owners say the majority of their family life revolves around the kitchen/breakfast room and adjoining 12x16ft lantern-roofed conservatory. The kitchen also has a fitted banquette dining area slotted into a big bay window while the overhead timber beams add period charm.

Whether you're basking in the glass-radiated

warmth, curled up with a morning coffee answering e-mails or winding down with the children, the conservatory offers lots of flexibility. It's perfect for entertaining and al fresco dining on sunny days with the doors open to the patio – the views from here are stunning.

To the left of the entrance hall another lobby accesses a small office and two elegant beamed reception rooms. The triple-aspect sitting room, 11x19ft, faces the lane and boasts farmland views. In both here and the adjoining 17x11ft reception room (a perfect snug or music room), the focal point is the fireplaces.

The utility room has plumbing for washing machine and dryer, a sink and fitted storage. There's also a door to the garden so it's ideal for cleaning up grubby dogs and dumping muddy boots after working in the stables or a walk in the country.





BEDTIME STORY

A sizeable window and rooflight cast lots of light onto the landing. To the right, an inner hallway lined with linen cupboards accesses bedroom three then, via an inner door, it creates a walk-through dressing area with window and fitted wardrobes, culminating in the luxurious 12x17ft principal bedroom which enjoys triple-aspect views of the glorious surroundings. It has a refined en-suite with elegant stone-hued décor, twin basins, illuminated mirror and corner shower cubicle.

Bedroom two is of a similar generous size and has fitted wardrobes while bedroom four, 11x10ft, is accessed via an inner lobby. A newly revamped family bathroom has chic marbled floor-to-ceiling tiling, underfloor heating and a white bath - with overhead shower – pedestal sink and WC.



INTO THE GARDEN...

The semi-circular paved patio outside the conservatory has simply breathtaking views towards Bredon Hill and is the perfect summertime spot for relaxing during the day or cosied up round a fire-pit after sunset, sustained by sizzling barbecue food or pizzas from a wood-fired oven and lulled by the sound of water from the waterfall in the nearby pond.

Children will love the huge expanse of lawn where they can safely run, play and kick a ball, privately and securely screened by tree and hedge borders – and they will love the woodland paths at the end with a ‘secret’ adventure play castle complete with slide, swing, climbing ropes and tower.

Behind conifer screening, and fenced all round, there’s a hard-surface tennis court that will appeal to all the family. There’s also a greenhouse for those with green fingers.







AN EQUESTRIAN OASIS

It would be hard to improve on the equestrian facilities at Apple Meadows – it's a fantastic set-up whether for business or pleasure.

Arranged across 7.2 acres of pasture are seven paddocks separated by post and rail fencing with three permanent field shelters included in the sale and a further three mobile shelters subject to negotiation.

The stable yard is adjacent to and visible from the house, comprising a brick-built block of three stables and tack room attached to the rear of the garage plus a further pair of timber stables. Next to this is a small turnout pen and a magnificent standard-sized (20x40 metres) floodlit sand-and-fibre arena as well as an ultra-flexible 375 sq ft wooden lodge currently used as an office but ripe for repurposing – a studio, teenagers' den or gym are just a few possibilities.

Two enormous portal frame barns offering 5,800 sq ft of covered parking and storage are reached via a second entrance with a gravelled driveway culminating in a large yard for parking horse lorries, trailers and so on. There are four sheds of varying sizes too.

ROUND AND ABOUT

Riding, walking and cycling the spectacular landscape of this part of Worcestershire is a pleasure and there's endless footpaths and countryside to explore. Historic Bredon Hill is particularly popular and has panoramic views of the Cotswolds Area of Outstanding Natural Beauty.

The pretty riverside town of Upton-upon-Severn is reached within a five-minute drive and meets all the day-to-day needs with a supermarket, GP surgery, cafes and pubs. Between May and August annually it becomes a music festival hub – everything from folk and jazz to blues, rock and pop.

Nearby Evesham has a Waitrose supermarket, leisure centre and cinema and Apple Meadows is also well placed for larger cities and towns including Worcester, Tewkesbury, Cheltenham and Birmingham.

Both the Rivers Avon and Severn offer a wide variety of water-based activity, often with a pub or cafe alongside for sustenance. The National Trust's historic Croome Court has both the stunning house and grounds open to the public while the Three Counties Showground always has something going on, from Malvern Spring and Autumn shows to food festivals. The Malvern Spa Hotel is a luxury spot for a little pampering.

Education is a priority for families and there's excellent provision of both state and independent schooling in this area. The nearest state school is Defford cum Besford First School, within a few minutes' drive, while Pershore High School and Hanley Castle High School offer secondary schooling. Private schools include Bredon School, Bowbrook House, Malvern St James, Malvern College and Abbey College.





WHERE TO GO WHEN YOU NEED:



Milk: Revills Farm shop in Defford is 2 miles away and open until 5:00 pm.



Weekly Shop: There is a Morrisons at Tewkesbury and Waitrose in Malvern. Also, there are several large supermarkets in Worcester, Malvern and Cheltenham.



Dinner/Drinks: You will find several good local pubs in the vicinity such as The Jockey Inn at Baughton and the Yorkshire Grey at Earl's Croome. Not far away is Michelin starred Eckington Manor with Bredon Hill as its backdrop. In Pershore there is Benvenuti – Belle House for Italian and Mediterranean cuisine.



Walks: There are many walks through the Worcestershire countryside on your doorstep through the fields, orchards and woodlands, well known as inspiration to the great English composer Sir Edward Elgar. Also, nearby, is the National Trust-owned property Croome Court. There is 5.5-km circular trail, considered an easy route, through the grounds landscaped by Capability Brown, that takes an hour and a quarter to complete.



Gym/Fitness/Tennis: There are several gyms and leisure clubs in the surrounding area. For example, there is Living Well at Puckrup only 6 miles away. Worcester Golf & Country Club is also home to the Boughton Tennis Club for Tennis, Squash and Racketball. The Bredon Tennis Club and the Pershore Tennis Centre are both a short drive away.



Golf: The Worcester Golf and Country Club (21 minutes away) is located at Boughton Park with the beautiful Malvern Hills as its backdrop. At Pershore there is The Vale Golf and Country Club (22 minutes). Also, there are many outstanding courses a short drive away at Broadway and Cleeve Hill for example, both located in the beautiful Cotswolds countryside.



Schools: The local primary school is Defford-Cum-Besford C of E Primary. The secondary school nearby is Hanley Castle High. Local independent preparatory schools include Kings Hawford and Bowbrook House. The independent secondary day schools in Worcester are The Kings School and The Royal Grammar School. In Cheltenham schools include Cheltenham College, Cheltenham Ladies' College, St Edward's, Dean Close and The Richard Pate School.

Approx. Total Area: 2574 sq.ft / 239.16 sq.m



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The Finer Details...

- Post Code: WR8 9DT
- Services: Mains electricity and water, private drainage, oil fired central heating
- Local Authority: Malvern Hills District Council
- Council Tax : Band G (£3,589 for 2024/5)
- Listing: Not Listed
- Square Footage: 2574 sq ft
- Acreage: 8 and a half acres
- 5 brick and timber stables, Arena (20m and 40m) (Sand and Fibre)
- Wooden Lodge/office plus 2 barns for storage
- Tennis Court, children's play area
- Paddocks with field shelters and water

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STOWHILL ESTATES

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