



The Bell House Abbey Manor, Evesham, WR11 4TB

Offers over £1,000,000



CHRISTIAN  
LEWIS  
—PROPERTY—





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# The Bell House Abbey Manor

Evesham, WR11 4TB

- Grade II listed period home
- A small, exclusive development, part of the the towns history
- Extensive parking with double garage
- Communal grounds of approximately 35 acres, including a tennis court
- Four bedrooms, three bathrooms
- Wonderful, open countryside views
- Private garden with two terraces
- Large receptions rooms
- An absolute must view, to appreciate the space, history and location it has to offer
- One of Evesham's most iconic properties

A substantial, characterful wing with arguable one of the best views in the town.

The Bell House is part of the Abbey Manor Estate, a Gothic-style country home from the early 19th century now converted into separate dwellings. Retaining much of its original character, The Bell House is located on the south-eastern elevation. Exceptionally charming, it boasts outstanding original features such as ornate wood panelling, trussed ceilings, and tall mullioned windows. The house has been tastefully updated throughout, featuring a sleek and stylish gloss kitchen with ample storage and a range of appliances, as well as contemporary bath and shower rooms.

The accommodation is spacious and bright, thanks to the abundance of glazing that allows for excellent natural light throughout. Particularly notable are the double-height sitting room and the separate vaulted orangery. The reception hall, with its galleried landing and stone fireplace, provides a welcoming entrance. Additionally, there is a utility room and pantry, a ground floor bedroom/office with a shower room, and a superb principal bedroom with a dressing room and an attractive en suite. The second floor consists of two further bedrooms and a shower room. The property is approached via a sweeping gravel driveway that winds through mature gardens to the rear. There is extensive private parking and access to a double garage. At the rear, a partially covered paved terrace with a stone fountain offers a secluded spot perfect for alfresco dining. The majority of the garden lies to the side and front, featuring a wide, manicured lawn bordered by open grassland with majestic far-reaching views towards the distant hills. A second gravel terrace at the front, also inset with a fountain, is perfect for enjoying the country vistas.

In addition to the private garden, there are approximately 35 acres of communal parkland and woodland, including lawns, a lily pond, and a tennis court available for the residents to use.



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## Additional Information

Services connected: Mains water, mains electricity, mains drainage, gas fired central heating.

Tenure: Freehold with Share of Freehold for the Abbey Manor Park

Managing agent: Abbey Manor Park Limited

Service charge: £3000 PA

Local authority: Wychavon District Council

## Location

The property is situated approximately a mile outside the town of Evesham in an elevated position with far-reaching views across to the Evesham Valley.

Historic Evesham is centred around the river Avon with a delightful riverside park and picturesque Abbey. There are a wide range of shops catering for a range of day-to-day requirements, including an M&S food outlet and a Tesco store.

The larger centres of Worcester, Cheltenham and Stratford-upon-Avon provide a wider range of shopping, cultural and shopping facilities. A farmers' market is held on the fourth Friday of every month. Evesham is home to many annual events including a fishing contest, a hot air balloon festival, a regatta and a river festival. The Regal Cinema is a restored Art Deco building which hosts mainstream and arthouse films as well as a broad range of events including lectures and live performances. Founded in 1863, Evesham Rowing Club welcomes social members as well as sports members.

For the sporting enthusiast there is National Hunt racing at Cheltenham, Stratford-upon-Avon, Warwick and Worcester, County Cricket at Worcester, rugby at Worcester and Gloucester and golf at Fladbury, Bishampton and Broadway. There is a canoe club in nearby Fladbury. Locally there are many public footpaths and bridleways for walking and riding enthusiasts.

There is notable schooling in the general area, with high-achieving state and private schools at Worcester, Stratford-upon-Avon, Cheltenham and Malvern. Prince Henry's High School in Evesham has academy status and is rated as 'Outstanding' by Ofsted.









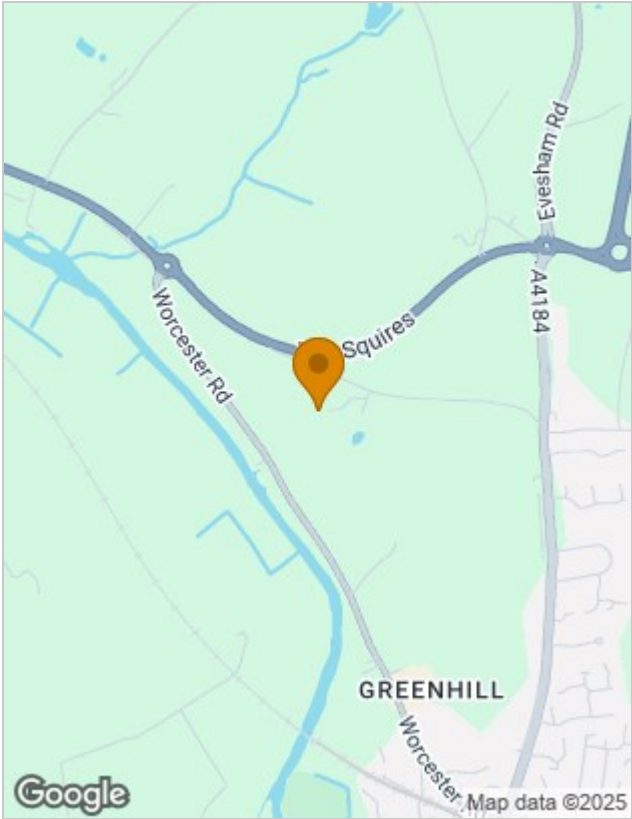
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Floor Plans



Location Map



Energy Performance Graph

Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.