

Andrew Grant
PRESTIGE & COUNTRY



Tarplee House

Crothorne, WR10 3ND



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Kennel Bank, Crothorne, WR10 3ND

4 Bedrooms 3 Bathrooms 2 Reception Rooms

“A striking riverside home combining modernist design with village tranquillity and a private mooring on the River Avon...”

Scott Richardson Brown CEO

- Unique modernist riverside home with private mooring and panoramic countryside views
- Light-filled family room with 5m wide sliding doors and elevated deck
- Sleek kitchen with large island, high-spec appliances and separate pantry
- Versatile lower ground floor with gym, sauna and guest bedrooms
- Landscaped terraced gardens with art studio, lawn and boat dock
- Spacious driveway, double garage, carport and electric chargers
- Peaceful Crothorne village setting near Worcester Parkway rail connections

4055 sq ft (376.7 sq m)





The entrance hall

The entrance hall sets the tone with high ceilings, south-facing roof windows and polished porcelain tiles that reflect the abundant daylight. Full-height internal windows framed in oak bring visual connection to adjoining rooms, while a broad corridor draws the eye towards the main living space. Discreet doors lead to the study, cloakroom and utility, creating a practical yet impressive introduction.





The kitchen and pantry

Anchoring the open-plan heart of the home, the kitchen features a dramatic five-metre composite granite island with breakfast bar seating and integrated wine cooler. Sleek black cabinetry conceals twin full-height refrigerators, Neff ovens, a warming drawer and coffee machine, while a flush induction hob with hidden extractor and Zip tap deliver professional functionality. Pendant lights accentuate the island and floor-to-ceiling glazing links the space to the west-facing deck.





To one side, a fully fitted pantry and back-of-house area provide additional workspace with timber counters, a stainless-steel sink and dishwasher, as well as generous racked storage. Open shelving keeps essentials at hand and the pantry flows directly into the main kitchen for effortless entertaining. A further glazed door leads outside, allowing provisions and deliveries to be brought straight into the kitchen without disturbing the living space.





The family room

Designed for relaxed living and spectacular entertaining, the family room spans the width of the home with two five-metre sliding glass doors framing panoramic westerly views of the River Avon and beyond. A Siberian Larch media wall houses a realistic electric fire and television, while the polished porcelain flooring and dark steel beams create a contemporary backdrop. Seating areas flow onto an east-facing breakfast deck and a large west-facing terrace, inviting al fresco living.





The open-plan layout links effortlessly with the kitchen island, encouraging conversation and connection. Feature steel and oak staircases rise to the first floor and descend to the lower level beside a larch-clad wall, and a glazed passenger lift provides step-free access to all three floors.



The conservatory

Positioned off the family room, the conservatory is an impressive aluminium-framed garden room with a glazed roof and walls that blur the boundary between inside and out. Porcelain tiles continue underfoot, while three pendant lights create a striking focal point.



The study

Ideal for home working, the study features bi-fold doors opening onto a private elevated deck for moments of fresh air, and a roof window ensures good light and ventilation. A mezzanine platform above offers additional storage or creative potential, reflecting the flexibility of the wing.



The utility

Located in the single storey wing, the utility room is fully equipped for laundry and domestic tasks. Bespoke cabinetry houses washing and drying appliances, and there is a deep stainless-steel sink set into a long counter. Overhead shelving provides easy storage, while a roof light and window bring in daylight and aid ventilation. Polished porcelain flooring reinforces the home's modern aesthetic.



The cloakroom

Serving visitors with style, the cloakroom combines a vanity unit with integral storage and a generous counter. A contemporary basin and a WC against marble panelling complete the space. High ceilings and a roof window lend a sense of volume, and a concealed mezzanine houses the water filtration system. There is also space to store coats, boots and umbrellas.



The lower ground floor landing and lift

The lower ground floor landing is a warm, welcoming hub that links the living room, bedrooms and gym. Larch-clad walls and a herringbone timber floor create a cosy feel, while the open-tread staircase with glass balustrade brings light down from above. A glazed passenger lift stops here, providing step-free access to all floors.





The living room/additional bedroom

As the principal lower ground reception, this versatile room offers excellent flexibility as a living room, additional bedroom or guest suite if required. Arranged around a timber clad media wall with an integrated electric fire, it also features wide bi fold doors opening onto a deck overlooking the garden and river. Herringbone flooring and recessed downlights create a refined yet relaxed atmosphere, with generous proportions allowing for a variety of furniture layouts to suit individual needs.





The gym and shower room

Currently configured as a home gym, this flexible room is fitted with resilient flooring and enjoys excellent natural light from twin roof windows. It has ample space for cardio and weights equipment and includes an integrated sauna for post-workout relaxation. To the other end of the room is a smart shower room with multi-jet cubicle, basin and WC. This area could be adapted into an additional bedroom with en suite if desired.



The first floor landing

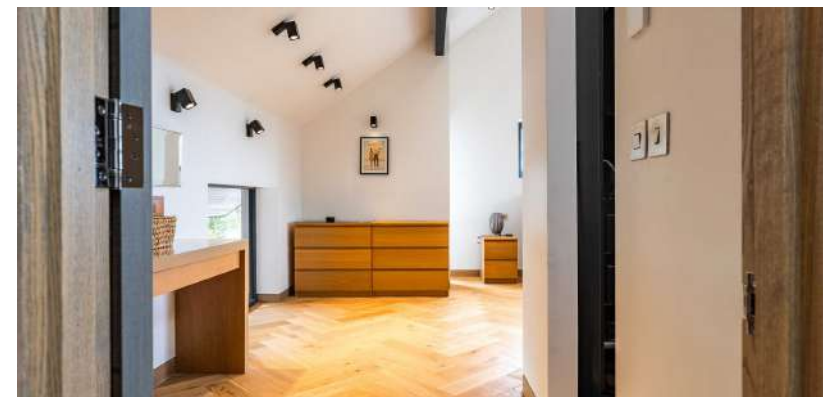
At the top of the staircase, the first floor landing forms a striking gallery walkway. Glass balustrades, a vaulted ceiling and larch-clad feature wall create a sense of light and openness, while roof windows draw sunshine deep into the home. The landing leads to the principal suite and second bedroom and contains a large linen cupboard concealed behind mirrored doors, keeping the space uncluttered.





The principal bedroom suite

Occupying much of the first floor, the principal bedroom suite is both impressive and tranquil. The bedroom sits beneath a soaring vaulted ceiling with exposed steel beam, and a west-facing three-panel bi-fold door opens onto a private deck where sunsets can be enjoyed. Additional windows face east and south, framing views towards Breedon Hill, the surrounding countryside and the driveway. Herringbone timber flooring adds warmth and continuity.





An adjoining dressing room is fitted with floor-to-ceiling storage and hanging space, while to the other end of the bedroom, a quiet sitting area offers a place to read and contemplate the ever-changing river view. The suite incorporates a generous en suite bathroom, creating a private retreat that feels both spacious and connected to the landscape.





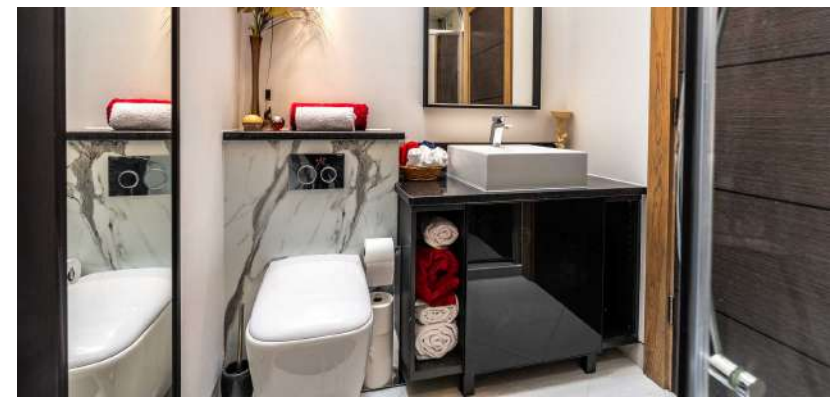
The principal en suite

Finished with marble wall tiles and porcelain flooring, the principal en suite features a large walk-in shower with glazed screen, twin countertop basins mounted on a sleek vanity and a wall-mounted WC. Electrically operated roof windows flood the room with daylight and aid natural ventilation, while discreet lighting creates an ambient feel.



The second bedroom and en suite

This second first-floor bedroom enjoys a vaulted ceiling, an arched porthole window and a west-facing three-panel bi-fold door onto its own deck. There is a built-in wardrobe for storage and an adjacent en suite shower room finished to the same high standard as the principal suite, with a marble shower enclosure, contemporary basin and WC. An electrically operated roof window brings in light.





The third and fourth bedrooms

Located on the lower ground floor, two further bedrooms offer flexible sleeping arrangements. The larger double room opens onto the west-facing deck and includes built-in mirrored wardrobes, while the smaller single bedroom, ideal for bunk beds or a study, also has direct deck access. Both rooms enjoy the warmth of herringbone timber flooring and share the nearby shower facilities, making them perfect for guests or family members.





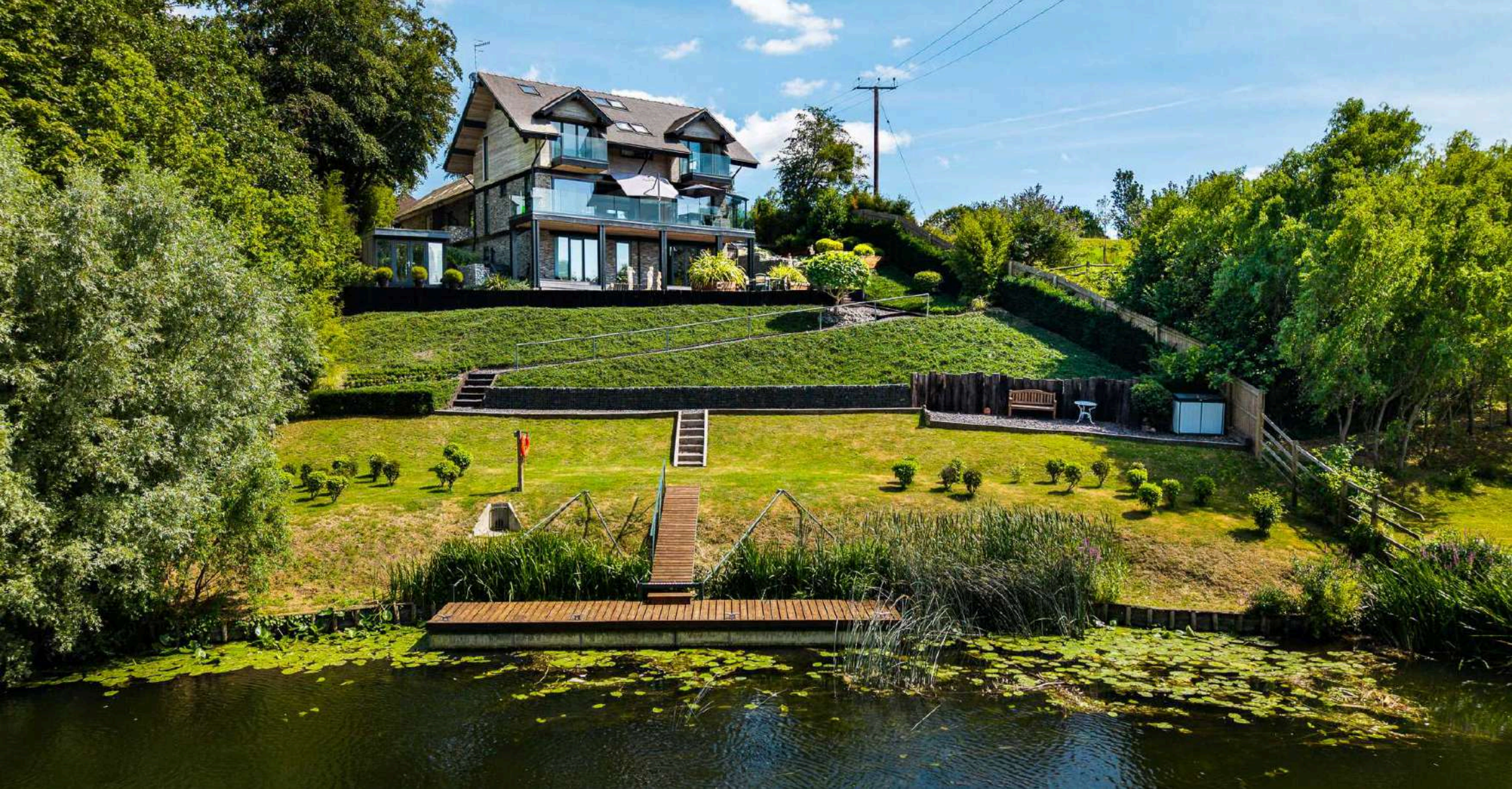
The deck and terrace

Multiple levels of composite decking wrap around the home, creating generous outdoor living spaces that blur boundaries between inside and out. The elevated west-facing deck off the family room provides a spectacular platform for al fresco dining with glass balustrades ensuring uninterrupted views of the river and countryside. An east-facing deck off the kitchen is ideal for morning coffee, while covered sections offer shade and shelter.



From the lower ground level, terraces formed with slate chippings and gabion retaining walls lead down towards the garden. Steps, handrails and planted borders add structure and interest. There is also a smaller deck serving the detached art studio, and each terrace enjoys discrete lighting so the river and garden can be appreciated after dusk. Together, these decks and terraces deliver an exceptional outdoor lifestyle and take full advantage of the site's orientation.





The garden and mooring

Beyond the decks, the garden cascades towards the River Avon on a series of sloping lawns and planted terraces. Cotoneaster ground cover, ornamental shrubs and raised beds provide year-round texture with minimal maintenance, while a slate path winds down between the levels. At the riverbank, a level lawn with an elevated seating area offers a peaceful spot to watch the water and surrounding wildlife.





Steps lead from the lawn to a thoughtfully designed private boat dock projecting out over the water, providing easy access for boating or paddle boarding. The riverbank is edged by reeds and water lilies, creating a haven for birds and fish. This riverside garden is both practical and idyllic.





The driveway and parking

Approached through electronically operated gates, the property is set well back from the lane along a generous gravel driveway laid on geo-grid to support vehicles. The approach is framed by mature planting for privacy, and the oak-framed porch provides a focal point at the front door. On arrival there is ample turning and parking space, with the main house and garage forming a sheltered courtyard feel.





A large double garage with an insulated Hormann door offers extensive storage and includes a mezzanine level, natural light from roof windows and a second Rolec fast charger for electric vehicles. Adjacent is an under-cover carport with another fast charger and additional parking bays. Solar panels on the roof and a Tesla Powerwall battery, together with the air source heat pump, contribute to the home's impressive energy efficiency.



Location

Tarplee House is situated at the top of Kennel Bank in the sought-after village of Crophorne, on the north-western edge of the Cotswolds. This picturesque village, known for its historic thatched cottages, Grade I listed church and annual walkabout, enjoys a tranquil setting amongst rolling countryside. Worcester lies about 13 miles to the north, with Cheltenham and Stratford-upon-Avon also within easy reach. Worcester Parkway station, under nine miles away, offers regular services to London Paddington and the wider rail network. Local amenities include a highly regarded first school and a variety of rural walks along the River Avon.

Services

Services are TBC.

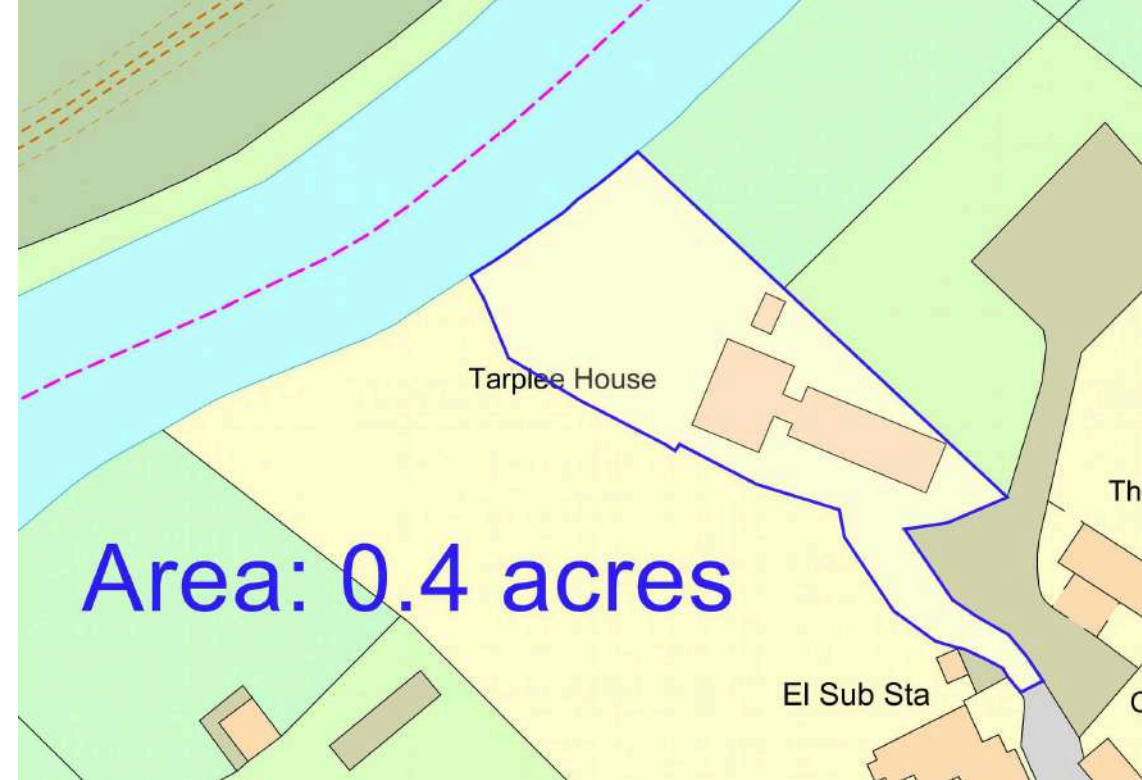
Broadband Speed: Superfast broadband available. Download speeds up to 50 Mbps and upload speeds up to 9 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Vodafone and Three (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band G

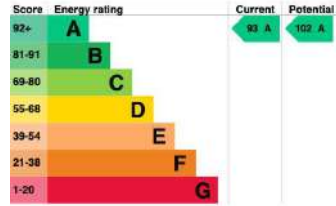


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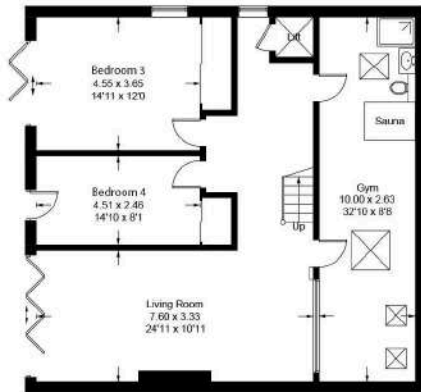
Approximate Gross Internal Area = 369.3 sq m / 3975 sq ft

Garden Room = 7.4 sq m / 80 sq ft

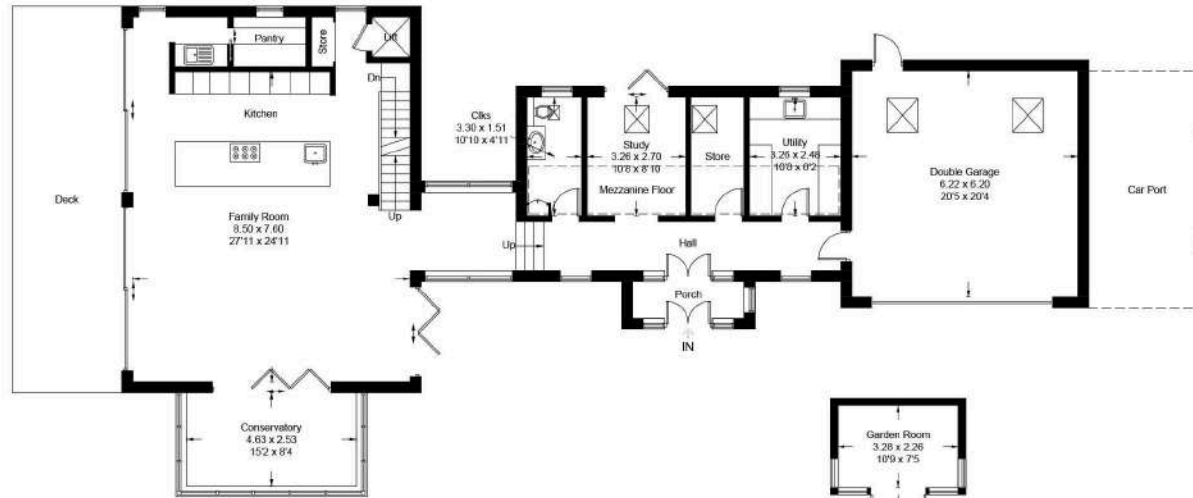
Total = 376.7 sq m / 4055 sq ft



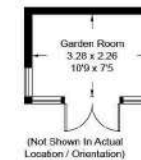
First Floor



Lower Ground Floor



Ground Floor



This plan is for guidance only and must not be relied upon as a statement of fact.



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant
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T. 01905 734720

E. prestige@andrewgrant.com

andrewgrant.com