



Haws Hill  
Sutton | Tenbury Wells | Worcestershire | WR15 8RJ

 FINE & COUNTRY

# HAWS HILL

*Haws Hill occupies a wonderful position located at the end of a long private no through track, commanding stunning distant views of the surrounding countryside and beyond. Situated in a remote and rural position yet only 2 miles from Tenbury Wells.*



Haws Hill offers a newly renovated property, including the equestrian facilities in a stunning rural position with 21 acres of paddocks. Additional land may be available as separate lots.

The property would suit both the equestrian enthusiast and also those just seeking a peaceful location with stunning views surrounded only by their own land. Sheep grazing is a most sought after commodity in the area and is in high demand.

The main residence has been renovated to a high standard and with its secluded, elevated position, and no near neighbours, it is one of the best positioned properties in Worcestershire. Separate accommodation can be found above the Oak Framed double garage, one bedroom self-contained holiday let accommodation - perfect for income potential, staff or multigenerational living.

The property is offered with 22 acres of equi fenced paddocks, complemented with an array of equestrian facilities.

### Ground Floor

The principal residence is a versatile property which has been pleasantly restored and renovated whilst maintaining the period features throughout.

The property was fully renovated in 2018, to include timber framed windows throughout making the most of the panoramic views, flagstone flooring is found in the kitchen/dining area which was extended refitted with a range of shaker style units providing storage and ample space for cooking and entertaining. Granite worktops and a large 4 oven electric Aga compliment the space. A large walk-in pantry leads off the kitchen and has an American Fridge, leading off the kitchen is a utility room/ boot room and a downstairs cloakroom.

The beams and period features are found in the three reception rooms with the Sitting Room and Snug both benefitting from Log Burning Stoves - perfect for cosy nights in. A separate Dining Room offers further space and is currently used as a home office.







# Seller Insight

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“Hidden away at the end of a remarkably private no through tarmac track this exceptional country estate offers an increasingly rare combination of complete seclusion, breathtaking natural beauty and outstanding equestrian facilities, all while being just two miles from the charming market town of Tenbury Wells. Surrounded entirely by its own land and accessed via a quiet tarmac lane that also serves as a little-used bridlepath, the property delivers a sense of peace and escape that is difficult to replicate. With no near neighbours and uninterrupted views stretching across rolling countryside and ancient oak woodland, this is a home designed for those seeking tranquillity, space and a true connection to the landscape.

Over the past nine years, the owners have undertaken an extensive and highly considered transformation of the property, creating a luxurious rural retreat perfectly suited to modern country living. At the heart of the home is a beautifully renovated kitchen extension where the magnificent far-reaching views become part of everyday life. Framed by floor to ceiling windows overlooking miles of unspoilt countryside, the kitchen combines practicality with warmth and character, centred around an electric Aga that naturally draws family and guests together. Throughout the house, log burners create an inviting atmosphere during the winter months, while the thoughtful renovation programme has introduced stone flooring, new carpets, double-glazed windows and doors, and three beautifully appointed bathrooms, all completed to a high standard while preserving the homes timeless rural charm.

The accommodation has been designed to offer both comfort and flexibility. Light flows naturally through the interior spaces, enhancing the sense of openness and allowing the surrounding landscape to remain ever-present. In 2023, a striking oak-framed three-bay garage building was added, complete with a utility room and, upstairs, a beautifully self-contained one-bedroom annex with its own living room, kitchen and bathroom. Perfect for multigenerational living, guest accommodation or staff, the annex also offers excellent holiday let potential, creating an attractive opportunity for supplementary income in this sought-after rural location. The additional accommodation significantly enhances the property's versatility and long-term appeal.

Outside, the grounds have been comprehensively enhanced to create what is now an outstanding equestrian and lifestyle property. The facilities are exceptional, including seven Monarch stables, seven outdoor corrals, a large, heated tack room, a fully boarded 46m x 30m arena with silica sand and fibre surface, and a four-horse walker installed in 2024. New paddocks have been created and fenced with post-and-rail and Equifence, while direct access to miles of bridleways means riding can begin straight from the yard gate without ever needing to travel on major roads. For those not requiring the equestrian facilities, the extensive outbuildings and land offer enormous flexibility for alternative uses, while local demand for grazing and hay production provides easy land management opportunities.

The gardens surrounding the house are equally appealing, wrapping around the property to create secure, private outdoor spaces filled with birdsong and uninterrupted views. Sustainability has also been carefully considered, with solar panels and battery storage dramatically reducing energy costs, alongside a newly installed private borehole that complements the mains water if so required, that offers the potential for near off-grid living.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

### First Floor

The three bedrooms are substantial and offer a variety of facilities. The Main room has an en suite bathroom and dressing area. Bedroom two has an ensuite bathroom and bedroom three has the use of a family bathroom. Each ensuite and bathroom has undergone a full refurbishment.

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### Outside - Gardens

The house is encircled by pretty fenced gardens largely laid to lawn and bordered by shrubs and trees and a productive kitchen garden is at the rear of the house, a large terrace offers extensive entertaining opportunities.

Haws Hill is approached along a private, no through tarmac track which provides a private approach and location. The curtilage of the house is further surrounded by paddocks which all have water supply's and offer productive grazing.

There are a number of outbuildings including a detached oak frame timber garage building with a large self-contained holiday let accommodation above. The one bedroom annex is accessed by separate stairs and provides fully self-contained living, including a large bedroom with an ensuite bathroom and a substantial kitchen/sitting/dining area.













# LOCATION

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Haws Hill occupies an exceptionally elevated position overlooking Clee Hill and the Teme Valley, one of Worcestershire's most stunning and highly regarded rural areas.

The property does have a footpath crossing the land which is sparsely used. The track leading to the property is privately maintained and forms part of a bridle path.

The tarmac track leading to the house is direct access to a vast network of bridle paths without having to use the public roads. Haws Hill offers direct riding access from the property directly onto a vast network of little used bridle paths.

The setting and versatility of the property offers a balance of lifestyle, privacy and connectivity and with the outstanding equestrian facilities on offer, this makes Haws Hill the perfect property for those seeking the finest of country living with spectacular views that literally will take your breath away.

The nearby market town of Tenbury Wells lies approximately 2 miles away and offers a range of independent shops, schools, public houses, and other day to day facilities required.

Ludlow, famously known for its historic architecture, artisan markets and acclaimed restaurants is approximately 12 miles away.

The larger urbanisations of Worcester, Hereford and Leominster have train stations with great rail connections and regular services to Birmingham with connecting trains to London Euston. Faster Journeys from Worcester - including Worcestershire Parkway have direct trains to London Paddington making this property particularly attractive for hybrid working and London based purchasers seeking the more rural way of life. Birmingham airport is approximately 1 hours' drive from the property.

Excellent Independent Schools can be found in Worcester, Hereford and Malvern all within a short drive from Haws Hill - some of these school offer bus services from pick up points around the County.





### Services, Utilities & Property Information:

Tenure: Freehold  
Council Tax Band: G  
Local Authority: Malvern Hills District Council & Worcestershire County Council  
EPC Rating: C  
Property Construction: Standard construction – brick and tile  
Electricity Supply: Mains and Solar with battery back up.  
Water Supply: Mains and also a new Bore Hole  
Drainage & Sewerage: Klargestar waste processing unit.  
Heating: Oil.  
Broadband: Starlink.  
Mobile Signal/Coverage: 4G mobile signal is available in the area. We advise you to check with your provider.  
Parking: Off road parking for 10+ cars. A large driveway offers parking for numerous vehicles and the yard to the rear of the house offers further substantial parking.

### Lot Information

Lot 1 and 2 are the house and 21 acres  
Lot 3 is 36 acres  
Lot 4 is The Hide and 20 acres  
Lot 4 can not be sold without Lot 3 being sold first.

### Viewing Arrangements

Strictly via the Vendors sole agents Fine & Country on 07736 937 633

### Website

For more information visit [www.fineandcountry.co.uk/banbury-buckingham-and-brackley-estate-agents](http://www.fineandcountry.co.uk/banbury-buckingham-and-brackley-estate-agents)

### Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm  
Saturday - 9.00 am - 4.30 pm  
Sunday - By appointment only

*Offers over* £1,500,000

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 91 B      |
| 69-80 | C             | 80 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## HAWS HILL, SUTTON, TENBURY WELLS WR15 8RJ



### APPROXIMATE GROSS INTERNAL FLOOR AREA

MAIN HOUSE: 2207 sq ft, 205m<sup>2</sup>

ANNEXE FLOOR AREA: 507 sq ft, 47m<sup>2</sup>

OUTBUILDINGS FLOOR AREA: 517 sq ft, 48m<sup>2</sup>

THE HIDE AREA: 309 sq ft, 29m<sup>2</sup>

TOTAL: 3540 sq ft, 329m<sup>2</sup>

**SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION**



**Property  
Redress**

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 03.08.2026

**FINE & COUNTRY**



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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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*We value the little things that make a home*



**TERRY ROBINSON**  
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Terry has been in the estate agency industry since 2002 and has a wealth of knowledge in the property sector.

Having left the corporate world to set up his own brand in 2015, Terry built a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make all clients feel valued.

Terry has sold countless properties over the past 10 years which had previously been marketed with other agents - he puts this down to attention to detail and a hunger for success.

YOU CAN FOLLOW TERRY ON



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*“Having just purchased my new home through Fine & Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!”*

THE FINE & COUNTRY  
FOUNDATION

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