

WHITFURROWS FARM

Pitchers Hill, Wickhamford, Evesham, Worcestershire



A VERSATILE RURAL HOLDING IN WORCESTERSHIRE

Offering an attractive farmhouse, a retail unit with planning consent
to convert to residential use, and an extensive range of outbuildings
and equestrian facilities set in 20 acres



Local Authority: Wychavon District Council

Council Tax band: F

Tenure: Freehold

What 3 Words: ///husky.emperor.grades

Services: Mains electricity, water and drainage are connected to the property. LPG heating. Starlink internet. (Fibre available.)



LOCATION

Whitfurrows Farm is situated on the edge of the picturesque village of Wickhamford, just three miles from Broadway in the Cotswolds and four miles from the historic market town of Evesham. Evesham offers an excellent range of amenities, including supermarkets, schools, pharmacies, a cinema and theatre, while its riverside setting, historic abbey and year-round events add to its appeal. Nearby Stratford-upon-Avon provides further cultural, leisure and shopping opportunities. The property is well connected, with convenient access to the M5, M42 and M40, mainline rail services to London and Birmingham, and Birmingham International Airport. The area also offers a wide range of sporting and recreational pursuits, including racing, golf and county cricket.

Broadway 3 miles, Evesham 4.2 miles, Chipping Campden 6.1 miles, Bidford-on-Avon 10.4 miles, Alcester 13.2 miles, Stratford-upon-Avon 16.2 miles, Cheltenham 17.8 miles (all distances and time are approximate)







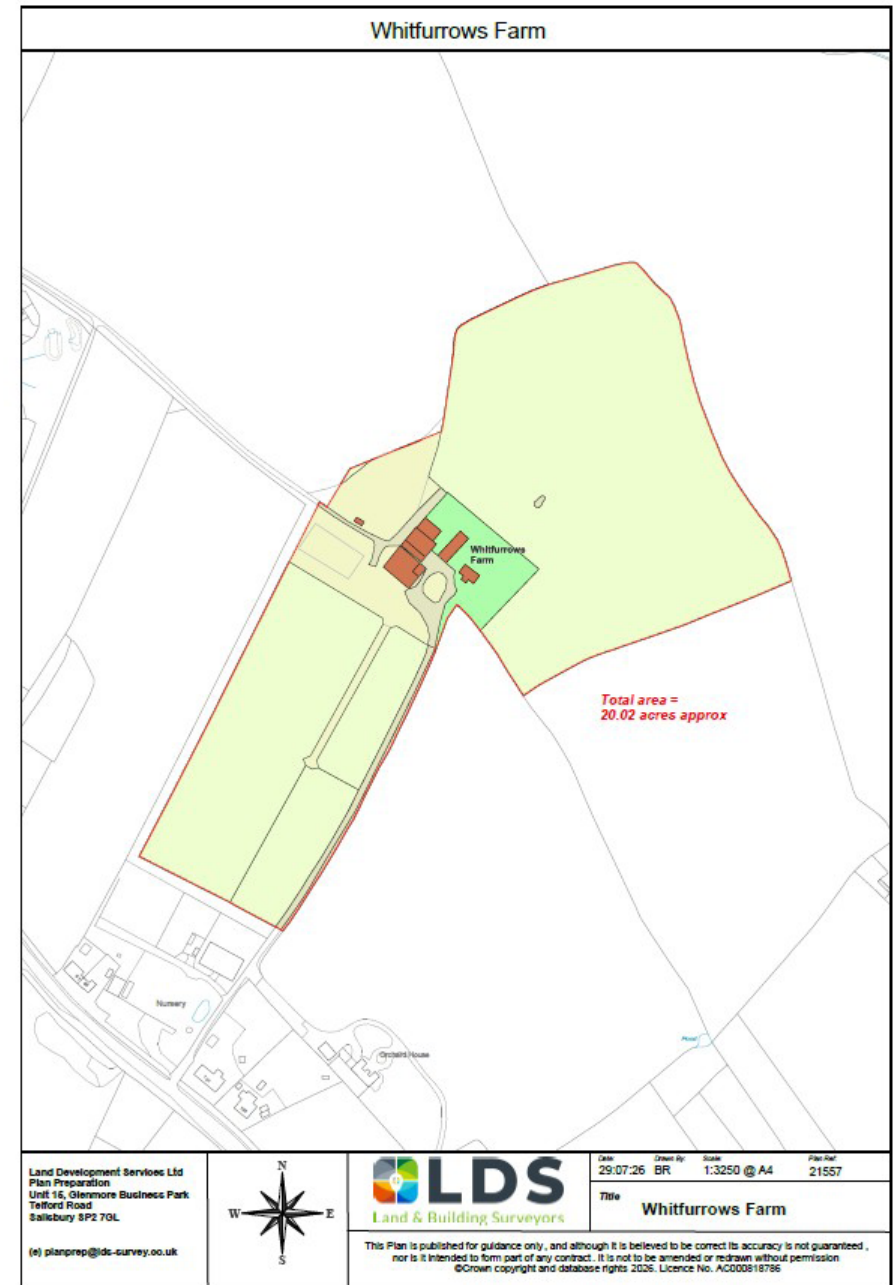


THE PROPERTY

Extending to approximately 2,208 sq ft, the farmhouse is a well-presented family home of brick construction beneath a tiled roof, offering spacious and versatile accommodation arranged over three floors. The property benefits from underfloor heating to the ground floor and first floor, a built-in speaker system, plus wired network connections throughout.

The front door opens into a welcoming entrance hall with a timber staircase rising to the first floor. The generously proportioned sitting room enjoys a bright dual-aspect outlook, with glazed French doors opening onto the stone-paved patio. The hall leads through to the spacious kitchen/breakfast room, fitted with a range of base and wall-mounted units, integrated appliances and ample space for informal dining. Adjoining the kitchen is a useful utility room with additional storage and external access. A separate dining room provides an ideal setting for more formal occasions, while a cloakroom/WC completes the ground floor accommodation.

The first floor is arranged around a central landing and comprises the principal bedroom suite, with a fully tiled en suite bathroom and adjoining dressing room or home office, together with two further double bedrooms and a family bathroom. Stairs rise to the second floor, which provides two additional spacious bedrooms, both benefitting from excellent eaves storage, and a further family bathroom.







Set at the end of a long private driveway, Whitfurrows Farm enjoys a peaceful and secluded rural setting with far-reaching countryside views. The property comprises a farmhouse, retail unit and an extensive range of outbuildings, all served by generous off-road parking.

A generous stone paved patio adjoins the front, rear and side of the property, providing an ideal space for outdoor dining and seamlessly connects the indoor and outdoor living areas. Beyond, a well-kept level lawn is enclosed by a combination of mature hedging and wooden fencing, creating a high degree of privacy.

Adjacent to the farmhouse is a large, detached office/retail building extending to approximately 1,702 sq ft. The building provides a large open-plan showroom/retail space together with separate storage rooms, office, kitchen and WC facilities. Planning permission has been granted to convert this building to a residential dwelling offering exceptional potential for multi-generational living or guest accommodation. Planning reference: W/26/00527/GPMAE.

Whitfurrows Farm has a range of agricultural buildings extending to approximately 8,860 sq ft in total. Arranged around a practical farmyard, the buildings provide versatility for a variety of uses including equestrian, agricultural and storage.







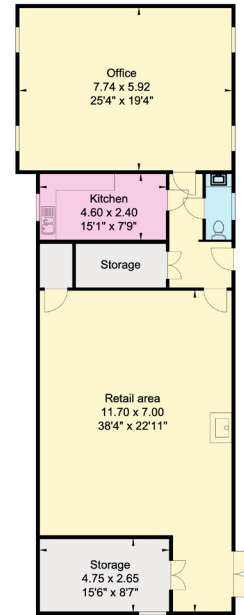
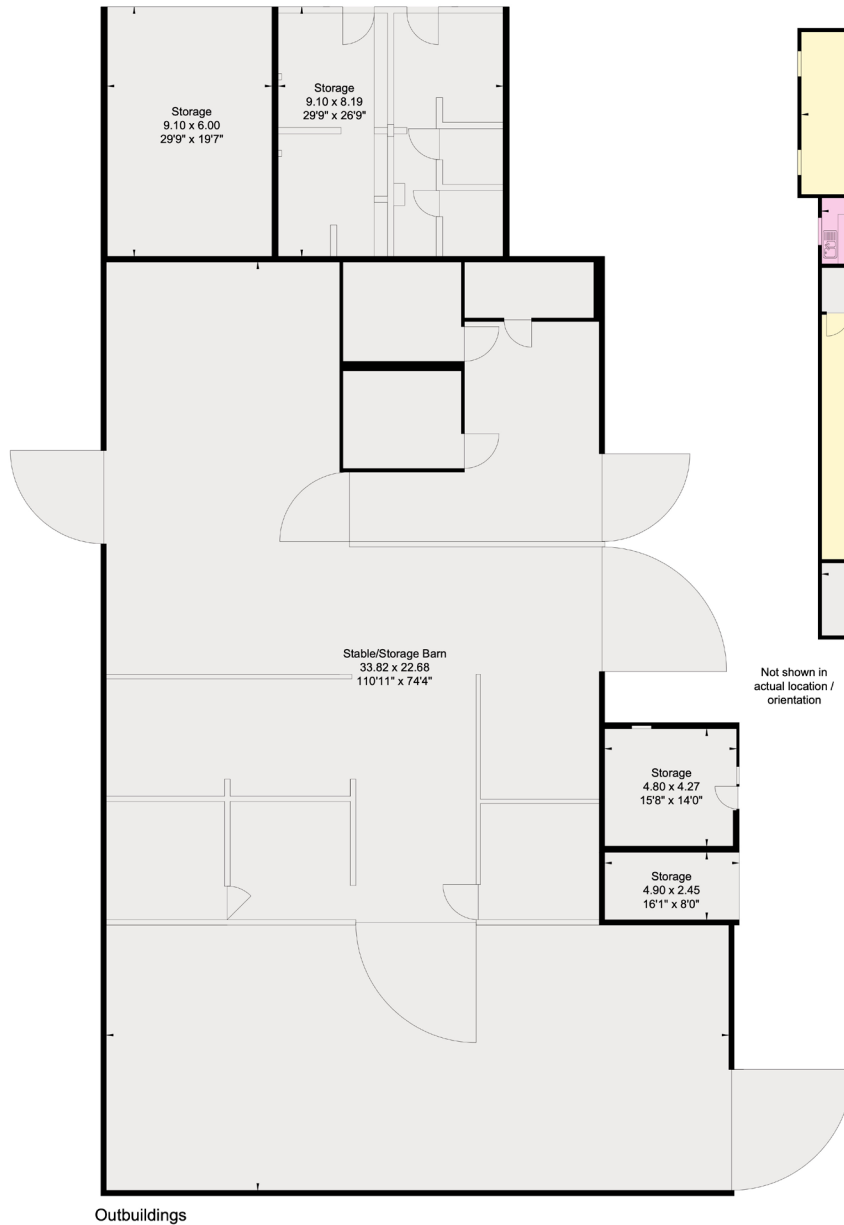
The principal building comprises a substantial steel-framed barn with concrete flooring and corrugated sheet elevations and roof coverings. Internally, the barn incorporates a large open-span storage area with wide access points.

Adjoining the main barn is a well-equipped equestrian facility comprising a range of internal loose boxes with concrete floors. The stabling has excellent ventilation and direct access to the surrounding yard, making it ideally suited to private equestrian use. Additional storage buildings and lean-to structures provide further covered accommodation and operational flexibility.

Additionally, 20 acres of pasture and a 20 x 40 sand/rubber arena bordered by post and rail timber fencing complete the equestrian facilities. A track to the side of the arena leads to off-road riding with access to quiet roads and nearby bridleways.







Not shown in
actual location /
orientation

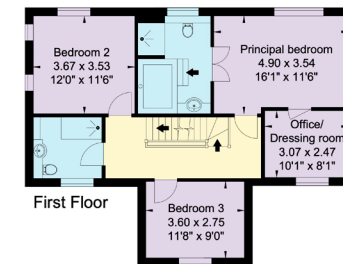
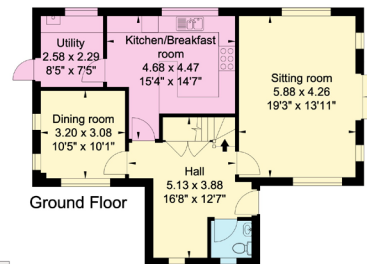
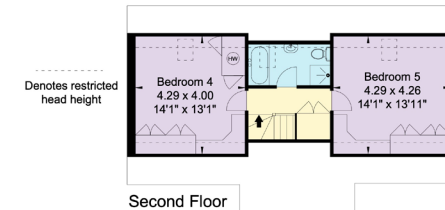
Whitfurrows Farm Wickhamford



APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 205 sq m (2,208 sq ft)
Office/Retail Building: 158 sq m (1,702 sq ft)
Outbuildings: 823 sq m (8,860 sq ft)
Total: 1,186 sq m (12,770 sq ft)
inc. restricted head height
© Cotswold Plans Ltd. ma/16536

This plan is for guidance only and must
not be relied upon as a statement of fact.
Attention is drawn to the Important Notice
on the last page of text of the Particulars.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



James Way

01789 297735

james.way@knightfrank.com

Evey Hadley

01789 297735

evey.hadley@knightfrank.com

Knight Frank Stratford-upon-Avon

Bridgeway House, Bridgeway

Stratford-upon-Avon, Warwickshire, CV37 YX

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2026. Photographs and videos dated July 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



Date: 05 August 2026
Our reference: STR012634392

Whitfurrows Farm, Pitchers Hill, Wickhamford, Evesham, WR11 7RT

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,650,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.



KNIGHT FRANK LLP

Enc:

James Way
Partner, Head of Midlands Sales
+44 1789206950
james.way@knightfrank.com

Evey Hadley
Negotiator
+44 1789206964
evey.hadley@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

Your partners in property

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

V4.3 Sep 24