

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)







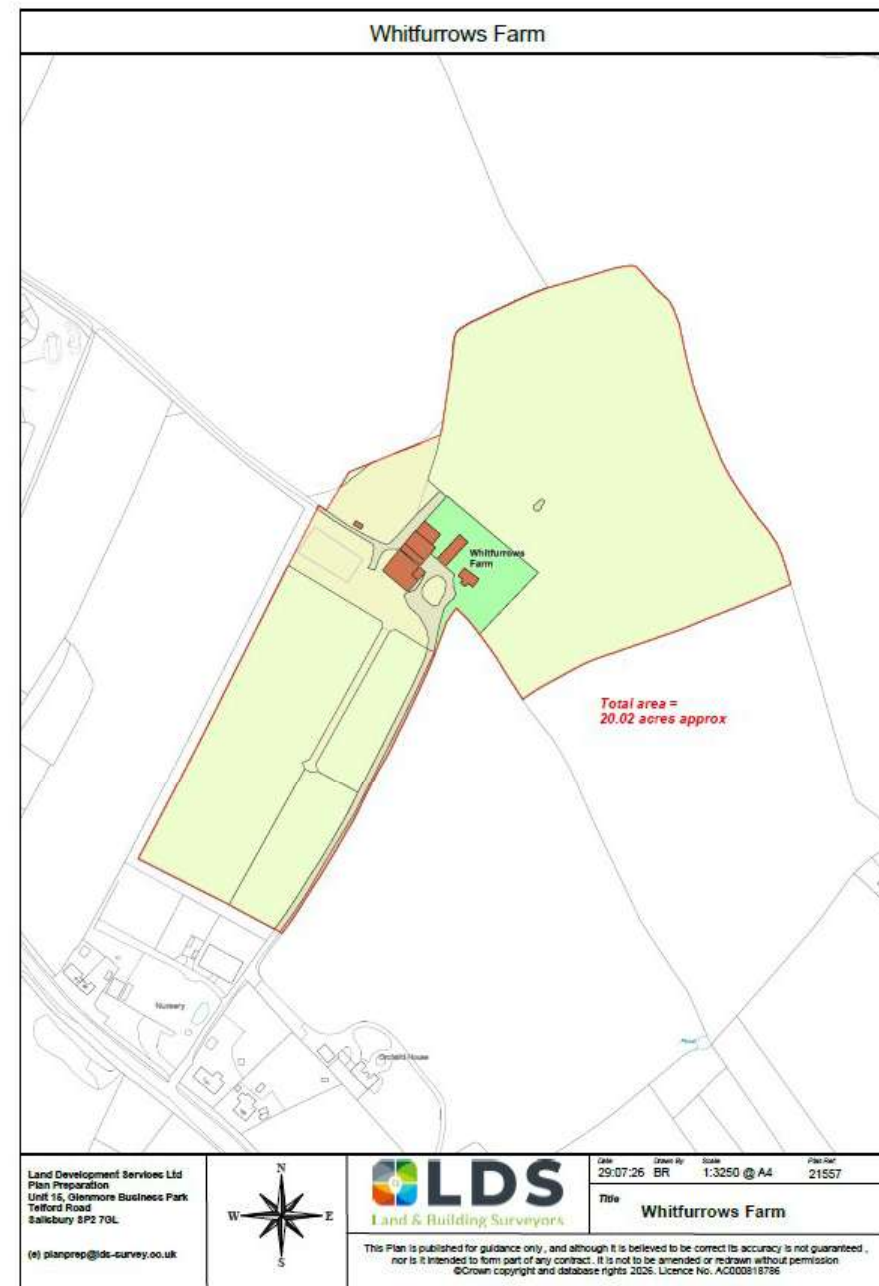


THE PROPERTY

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.







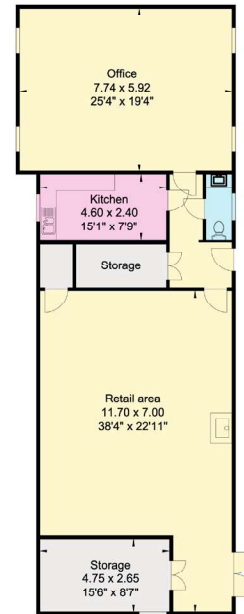
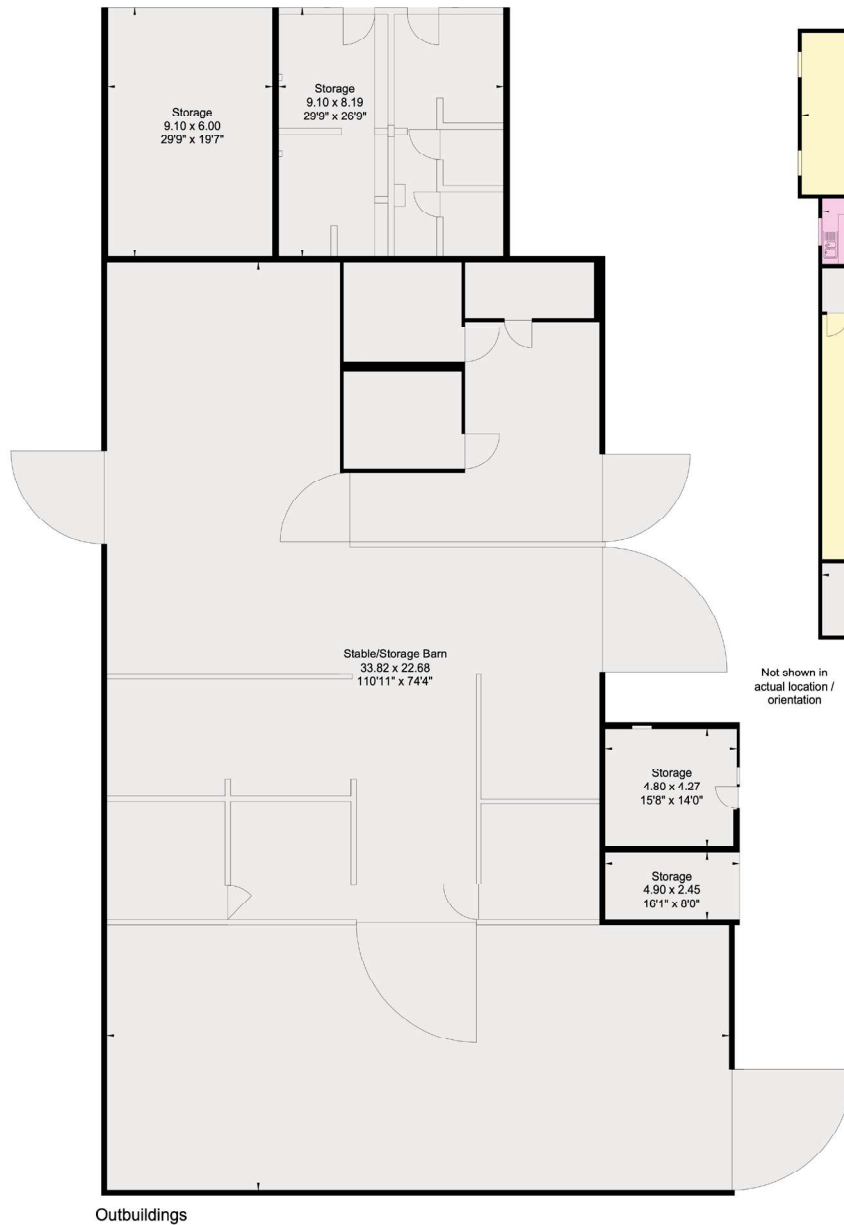
The principal building comprises a substantial steel-framed barn with concrete flooring and corrugated sheet elevations and roof coverings. Internally, the barn incorporates a large open-span storage area with wide access points.

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

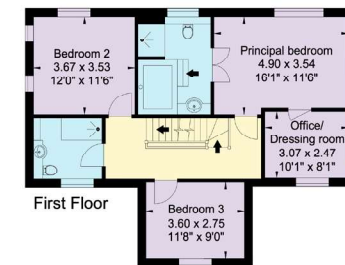
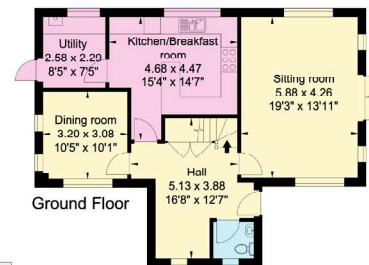
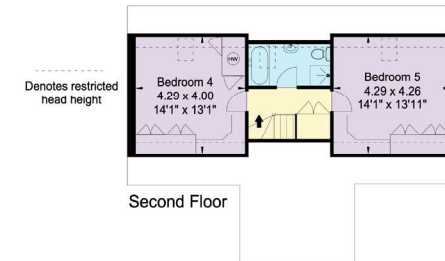
Whitfurrows Farm Wickhamford



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
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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)



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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 £1,595,000.

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

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We'd love to help you.

Yours faithfully

A stylized, handwritten signature in black ink that reads "Knight Frank".

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