



Hanbury Mount  
Hanbury Road | Hanbury | Bromsgrove | Worcestershire | B60 4HJ

FINE & COUNTRY

# HANBURY MOUNT

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This stunning Grade II Listed property is situated in a prominent yet discreet location with exceptional views across the Malvern Hills and beyond. The house has been renovated and extended to provide excellent accommodation throughout, including 10 bedrooms, numerous bathrooms, a separate 1-bedroom Folly, amazing gardens and land of circa 10 acres. The house features a sizeable single storey extension made almost entirely of frameless double-glazed units which enjoys the spectacular vista. The estate is topped off with a stunning infinity edged swimming pool.



## Ground Floor

The imposing entrance to Hanbury Mount leads to an attractive entrance hall with tiled chequered flooring leading to a large reception hall and the downstairs WC. From the reception hallway a door leads to the glass link - this room is fantastic for entertaining and has doors leading out to an enclosed glass courtyard which has a water feature. The link gives access to both wings of the house encompassing the older parts of the property which have been converted, such as the stables and the coach house, and the existing formal rooms which make up the hub of Hanbury Mount and include all of the period features one would expect to find in a house of this stature.

Five original reception rooms are located on the ground floor including the bar, a large formal dining room, and a formal living room, as well as the more cosy sitting room and office, which both have doors leading to the rear gardens. These rooms are complemented with wooden flooring, open fires, log burners and original shutters to the windows.

The glass pavilion was constructed in 2011 and is an exceptional architectural feature of the property. It is a curved glass room measuring around 238 square meters, with underfloor heating, air-conditioning and an impressive media wall. The current owners use this space for entertaining and day to day living as the views are truly breathtaking and there is a sense of the indoors and outdoors merging together as vast glass doors lead out to the stunning gardens beyond.













### The Coach House

Formally the stables to Hanbury Mount, they are now the kitchen to the main house at Hanbury Mount, giving a quirky edge to the whole space, with the storage units, cooking facilities and the four oven Aga all set within the “stalls”. Granite worktops and a built-in dishwasher and drinks fridge all complement this unique space.

The Coach House was very useful for the current owner when the extensive works were being carried out to the main property, as he created a home with a small kitchen, now used as a utility room, downstairs WC with cloaks area and a large airy sitting room with stone flooring and doors leading out to a patio. Oak stairs lead to the bedroom accommodation which comprises of two large bedrooms, one has a dressing area and both have ensuite facilities. The Coach House is now used for guest accommodation.

Hanbury Mount has two staircases leading to the bedroom accommodation. There are six bedrooms in total over the first and second floors of the main house which are made up as follows.

### First Floor

The principal bedroom is of a substantial size and has exceptional views. There is a large ensuite bathroom with a sunken bath, separate large walk-in shower, WC, vanity units and an attractive feature fireplace. Originally a bedroom, the dressing room has been fully fitted out with a range of wardrobes and a central island with plenty of drawer space.

Bedroom two has an ensuite shower room with a bespoke vanity unit, WC and a step-up shower.

Bedroom three has double aspect windows which enjoy the views of the surrounding gardens and an ensuite bathroom with slipper bath, vanity sink, WC and separate shower.

### Second Floor

The three bedrooms on this floor have the use of two bathrooms which both have baths and showers, vanity units and WC's. Bedroom four has a feature fireplace with a handy storage room and is currently used as a relaxation and yoga room. Bedroom five is a double room with views and bedroom six has attractive arched windows and shutters.

### Cellar

There is a spacious cellar to the property which currently has a large wine storage area and a gym. There is a WC, separate shower room and attractive vanity units which light up.

### The Folly

This delightful building has been designed with ecclesiastical features to replicate Hanbury Church which can be seen from The Folly. On the ground floor of The Folly is a living room and shower room with stairs leading to a bedroom with amazing views. Part of the annexe has been allocated to a pump room for the swimming pool and two changing rooms with showers and a useful storeroom. There is a large, covered patio area which is perfect for entertaining.













## Outside

Hanbury Mount is approached through electrically operated gates and into a large drive. There are several parking areas and a detached triple garage with a large bedroom and bathroom over - perfect for a teenager or guests.

Stunning gardens surround the property and several large patio areas for entertaining. The infinity swimming pool is a superb asset to the property and it offers the most spectacular views. As well as the well-kept formal gardens - there are paddocks and woods equating to circa 10 acres.

To the rear of the annexe are a range of raised beds, perfect for the keen gardener to grow their own produce.







## LOCATION

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Hanbury is a historic Worcestershire settlement lying on the “Saltway” which is a Roman road linking Droitwich, to the west, with Alcester and Warwickshire to the east. The current village is well served with amenities including a first school, The “Jinney Ring” craft centre, The Vernon Arms Public House and a village hall which accommodates local clubs and activities, as well as the National Trust property of Hanbury Hall, set within its magnificent parkland estate. The property is close to the ever-popular Hanbury Church and for dog lovers, provides excellent walks throughout the countryside.

Droitwich Spa provides for most daily needs with supermarkets, including Waitrose, a thriving precinct and high street with a mix of large brands, cafes, public houses and boutique shopping.

The market town of Bromsgrove, lying to the north, is equally well served with busy commercial and retail outlets centred on its pedestrianised High Street.

If education is a priority, in addition to the primary school, the independent sector is well served with Bromsgrove School retaining a reputation of international repute. Further afield, highly regarded schools may be found in Worcester including The Royal Grammar School and King’s School. The King Edward Schools are within the Birmingham conurbation.

Train stations may be found at Droitwich, Bromsgrove and Worcester Parkway railway station, which offers improved access and capacity to London. The electrified line from Bromsgrove offers fast access to Birmingham City Centre. The motorway network may also be accessed at Droitwich (M5 junction 5) for travel southwards to Cheltenham, Gloucester and the south west peninsula and north onto Birmingham, the Black Country and M6 motorway. The M42 may be accessed at Bromsgrove for onward travel to Birmingham International Airport, M1 north and M40 south east to London.





#### Utilities, Services and Property Information

Utilities: Mains electricity and water. Private drainage via a sewage treatment plant. Gas-fired central heating. Solar panels.  
 Services: CCTV or similar security system. Superfast broadband (FTTC) and 4G and some 5G mobile coverage available.  
 Parking: Triple garage and driveway parking for numerous vehicles.  
 Construction: Standard.  
 Property Information: Grade II Listed. Restrictive covenants – please contact the agents for further details.

#### Tenure

Freehold

#### Local Authority

Wychavon  
 Council Tax Band G

#### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01905 678111.

#### Website

For more information visit [www.fineandcountry.co.uk/droitwich-spa-estate-agents](http://www.fineandcountry.co.uk/droitwich-spa-estate-agents)

#### Opening Hours

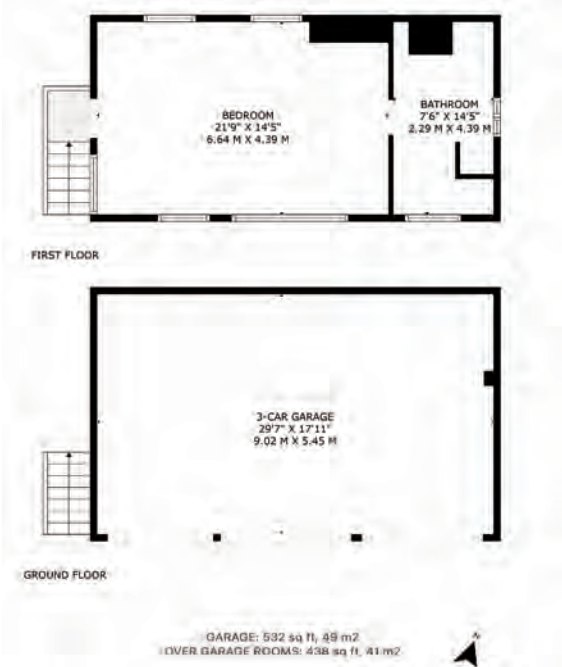
Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm





ANNEXE: 641 sq ft, 60 m<sup>2</sup>  
COVERED PATIO: 352 sq ft, 33 m<sup>2</sup>

MAIN HOUSE GROSS INTERNAL AREA: 9317 sq ft, 865 m<sup>2</sup>  
LOW CEILINGS: 645 sq ft, 59 m<sup>2</sup>  
BELOW GROUND ADDITIONAL AREAS: 236 sq ft, 22 m<sup>2</sup>



GARAGE: 532 sq ft, 49 m<sup>2</sup>  
OVER GARAGE ROOMS: 438 sq ft, 41 m<sup>2</sup>



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. For a free valuation, contact the numbers listed on the brochure. Printed 30.10.2024







VANESSA BRADFORD

Fine & Country Droitwich Spa  
T: 01905 678111 | M: 07967 046051  
email: [vanessa.bradford@fineandcountry.com](mailto:vanessa.bradford@fineandcountry.com)

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Fine & Country  
Tel: +44 (0)1905 678111  
droitwich@fineandcountry.com  
12 Victoria Square, Droitwich Spa, Worcestershire WR9 8DS

