



LONGACRE

Church Street, Great Comberton, Pershore, Worcestershire



A LISTED, DETACHED PART-THATCHED PROPERTY.

4-bedroom, 4-bathroom village property in about 3.3 acres, with mature gardens, paddocks, stables and manege, in a most sought-after village at the foot of Bredon Hill.



Local Authority: Wychavon District Council

Council Tax band: G

Tenure: Freehold



SITUATION

Set within the Cotswolds Area of Outstanding Natural Beauty, Longacre enjoys a secluded setting with views across to the Malvern Hills. Located in the picturesque village of Great Comberton, with its historic thatched cottages and 14th-century St Michael's Church, the property lies within the village Conservation Area.

Broadway, Cheltenham, Pershore and Worcester are all within easy reach, offering excellent amenities, restaurants and shopping. The area is well served by local primary schools in Elmely Castle, Fladbury and Pershore, alongside renowned independent schools including The King's School and RGS Worcester, Cheltenham College, Cheltenham Ladies' College and Malvern College.

Pershore offers direct rail services to London Paddington, while the M5 is approximately 9 miles away. The surrounding countryside provides outstanding opportunities for walking, riding, golf and racing at Cheltenham and Worcester.









THE PROPERTY

With accommodation extending to over 4,200 square feet, and attached garaging for 3 cars, with a studio above. It is full of traditional architectural elements, including exposed beams and woodblock floors. The oldest part of the property is a traditional timbered and thatched Worcestershire farmhouse, with later additions. There are woodburning stoves in the reception hall and the stone inglenook in the snug and a fine carved fireplace surround to the dining room fireplace and open fire in the sitting room. Part double-glazing and doors from the sitting room, hall and snug open to the south-facing rear garden.

With a large reception hall, three south-facing large reception rooms, a study and a kitchen/dining family room with a fitted kitchen with timber tops, tiled floor, 4-oven AGA, island unit and integrated appliances.

On the first floor are landings with a balcony and a laundry room. There are four double bedrooms and four bathrooms, two en suite, wardrobes and a free-standing bath to the principal en suite, which also has access to the balcony.

Longacre requires a degree of updating and work on the west gable.







OUTSIDE

Well screened from the road and with access from both Church Street and Russell Street, Longacre stands in a large, mature garden with views to Bredon Hill, with lawns, fine mature trees, lawned glades and shrubs, with a paved patio with a low stone retaining wall and fig tree.

A former swimming pool is now a wildlife pond and might be capable of restoration to a swimming pool. Attached to the house are garages for 3 cars, with a workshop/loft above and a separate store, greenhouse and two wells.



The property also has three paddocks with shallow medieval ridge and furrow, an all-weather sand and rubber riding manege, 4 stables with electricity and water and a tack room/ feed store.



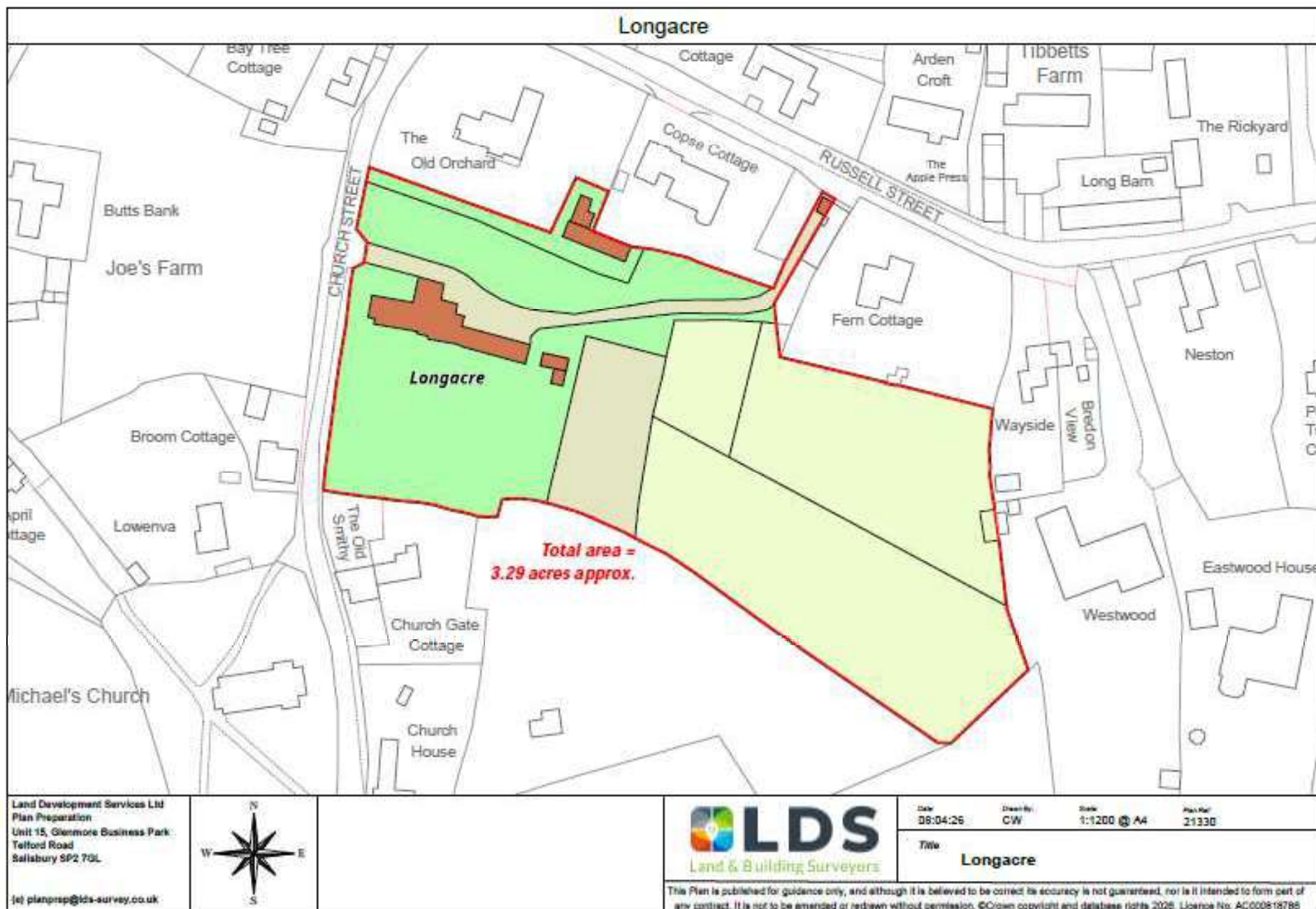


Services

Mains gas, water, drainage and electricity. Gas-fired central heating, wood burners and open fire: telephone and broadband.

Directions (WR10 3DS)

What3words ///chicken.margin.fortnight



Approximate Floor Area = 390.8 sq m / 4206 sq ft
 Outbuildings = 80.2 sq m / 863 sq ft (Including Garages)
 Total = 471 sq m / 5069 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105981



James Way

01789 297735

james.way@knightfrank.com

Knight Frank Stratford-upon-Avon

Bridgeway House, Bridgeway

Stratford-upon-Avon, Warwickshire CV37 6YX

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: STR012555985

Longacre, Church Street, Great Comberton, Pershore, WR10 3DS

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £995,000.

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.

We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

Enc:

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

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

knightfrank.co.uk

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

Your partners in property