



COVENTRY HOUSE
Croome D'Abitot | Worcestershire | WR8 9DW

HUGHES **HS** SEALEY

Welcome to... COVENTRY HOUSE

Welcome to Coventry House, a wonderful four double bedroom former coach house, dating back to the 17th century. Beautifully designed and enjoying a wealth of accommodation, the current owners present a property to the market that has been extensively renovated to an exceptionally high standard, combining period charm with the modern day touches we all seek.

Located within a courtyard setting, within 30 acres of private land within the National Trust, Croome Park. The property benefits from a double garage and private parking for two cars, mature walled garden whilst also having dawn to dusk access parkland grounds the estate enjoys.

Internally, Coventry House enjoys a welcoming double height entrance hall where a wrought iron staircase leads to the upper floor and to the right, is a cloakroom. To the head of the room, double doors lead neatly to the reading room, living room, orangery and kitchen/breakfast room.

The kitchen/breakfast enjoys a Neptune kitchen, comprising of a wealth of fitted units which sit alongside a host of integrated appliances, to include an electric Rangemaster Induction stove and a Neff dishwasher and fridge/freezer. The kitchen is completed by composite worktops and a full height

larder cupboard.

To the head of the room is the breakfast area which comfortably holds a four-seater table and chairs. Double doors from the kitchen lead to the separate utility/boot room which further enjoys a wealth of fitted units. Furthermore, there is space and plumbing for the washing machine and access is gained to the rear garden.

The drawing room is a wonderful space to relax and unwind. Featuring a faux fireplace with inset lighting, the space comfortably houses an electric feature fireplace. Double aspect windows also ensure the room enjoys plenty of natural light.

Completing the ground floor is the orangery supplied by Vale Garden Houses. Running across the rear of the home, ensuring super views across the matured walled garden, the room enjoys plenty of natural light from the multitude of windows and the glazed lantern roof. Ideal for all year round entertaining, the room features oak flooring, underfloor heating and French doors lead onto the rear terrace.

Upstairs, the galleried landing is on a split level with the lower level providing access to the principal bedroom and bedroom two, whilst the upper level

leads through to bedrooms three and four.

The master bedroom is expansive and well-appointed. Beautifully decorated, the room benefits from a good-sized dressing area which features a wealth of fitted wardrobes. Furthermore, the room enjoys a large four-piece en suite featuring a freestanding bath and a walk-in shower. The room is completed by limestone flooring and a heated towel rail. A window to the rear elevation allows views over the garden.

Bedroom two, located on the same level as the master bedroom, enjoys double aspect windows and a three-piece en suite shower room which offers views across the front courtyard.

Bedrooms three and four are located on the upper level and are both generous sized double rooms, both of which enjoy the benefit of three-piece, en suite shower rooms. Bedrooms three and four both offer vaulted ceilings, exposing the original beams of the property, giving the rooms a wonderful feeling of space.

Bedroom four offers split-level accommodation with the current owners using the lower level of the room as an office space and the upper level as a media/cinema room.

































Explore outside... COVENTRY HOUSE

Externally, the property enjoys a mature and private rear walled garden that is awash with colour. Featuring two large paved terraces, perfect for outdoor dining and enjoying the sunshine. The remainder of the garden is laid to lawn and encased within mature flower beds which offer a wealth of mature plants, trees and shrubs. Behind the garden is the private parking area for the property, which is also where the double garage is located alongside private parking for two cars. Additional parking is available in the visitors' car park.

SERVICES

The property offers oil-fired central heating, mains water, mains electricity and a jointly owned (neighbouring property) treatment plant. There is also fibre to the home and a monitored security alarm system. The Croome Estate management company charge an annual service fee of circa £350.00 which covers communal gardening, communal electricity and maintenance to the London Arch gate. The council tax for the home is a Band G.

LOCATION

Coventry House is situated at the heart of the Croome Estate and lies within the ancient settlement of Croome D'Abitot magnificent 18th century parkland designed by Capability Brown, which was his first large-scale commission. The property is accessed through the secure electric main gates of the imposing Grade II listed London Arch, designed by Robert Adam, and via a winding road through the National Trust Parkland. It offers wonderful views of the Malvern Hills and Bredon Hill and residents enjoy complimentary permits for themselves and their visitors.

Croome Court itself, once home to the Earl of Coventry, is a Grade I listed mid-18th century Neo-Palladian Mansion and considered to be one of Worcestershire's finest country estates with interesting amenities right on your doorstep. Within the 700 acre landscaped parklands residents can enjoy the close-knit community of Croome Court, boasting amenities such as Croome Court Mansion House itself, extensive scenic parkland walks, National Trust restaurant, café and shop, the Walled Gardens with a newly opened art gallery, St Mary Magdalene

Church and other historical features to include The Rotunda, Panorama Tower, Park Seat, Temple Greenhouse, The Grotto, Island Pavilion, Pirton and Dunstall Castle remains, statues, temples and a man-made lake and river. The nearby Georgian market town of Pershore offers many everyday amenities. Wider shopping and services can be found in Worcester and Cheltenham. Highly regarded private educational facilities from nursery/pre-school through to Sixth Form College are available locally and in Worcester, Malvern and Cheltenham. There are excellent links to the north and south via the M5 Junction 7. Rail links from Pershore and Worcestershire Parkway run directly to London and Birmingham. Being located about 20 miles north of the Cotswolds, Tewkesbury and Cheltenham are within 30 minutes drive.

KEY FEATURES

- A wonderful four double bedroom period family home located in this exceptional setting
- Situated within the Croome Estate, being 30 acres of private residential grounds
- Dating back to the 17th century, this former coach house is now a wonderful family home
- Having been beautifully renovated by the current owners, the home is ready to move into and enjoy
- Entrance hall, reading room, spacious living room and kitchen/breakfast room
- Ground floor is completed by a separate utility/boot room and a stunning orangery
- Master bedroom with dressing area and wonderful, four-piece en suite bathroom
- Three remaining bedrooms, all benefit from an en suite shower room
- Externally the home enjoys a mature, enclosed garden and detached double garage
- A property that must be viewed in order to be fully appreciated

DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: WR8 9DW. Upon arrival, an agent from Hughes Sealey will meet you at the main gates, to take you to the property.











Coventry House, Croome D'Abitot, Severn Stoke, Worcester, WR8



Denotes restricted head height



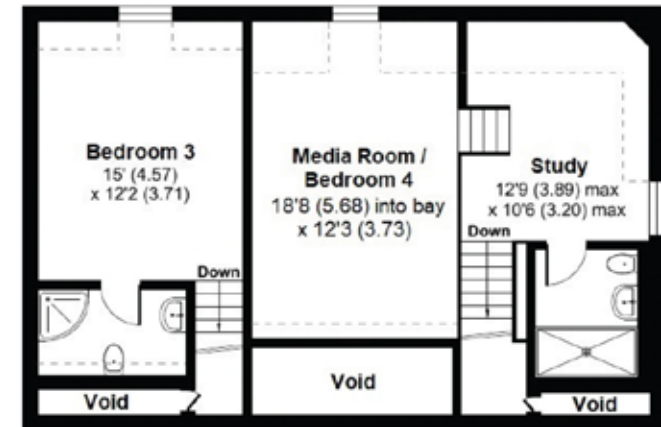
Approximate Area = 2915 sq ft / 270.8 sq m

Limited Use Area(s) = 97 sq ft / 9 sq m

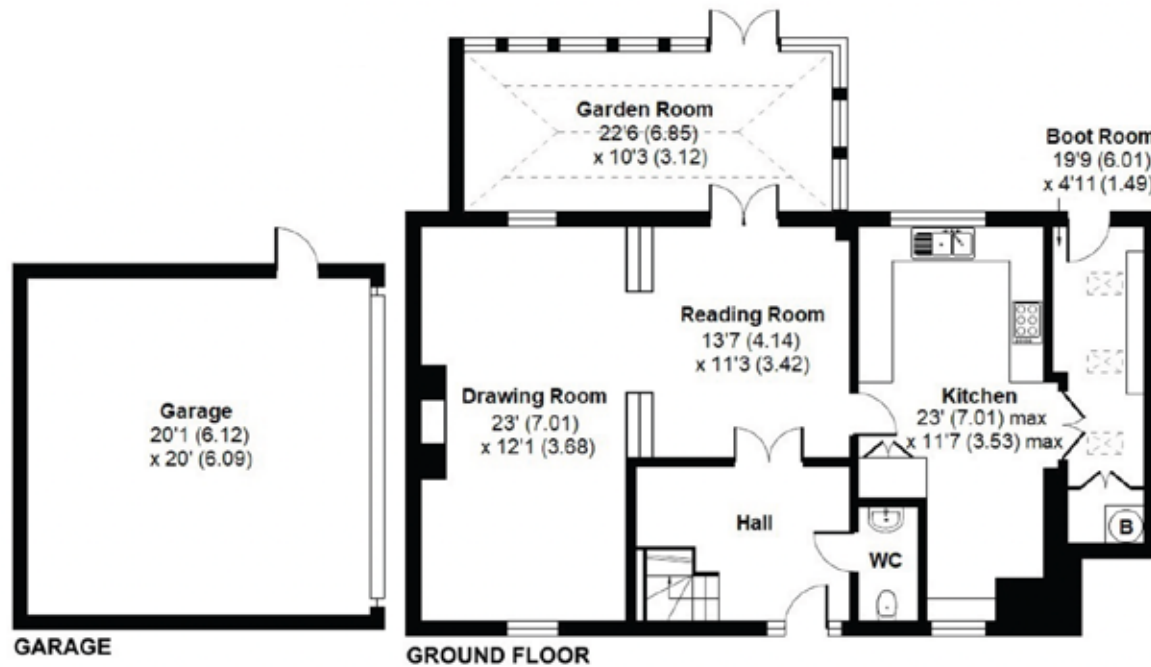
Garage = 401 sq ft / 37.3 sq m

Total = 3413 sq ft / 317.1 sq m

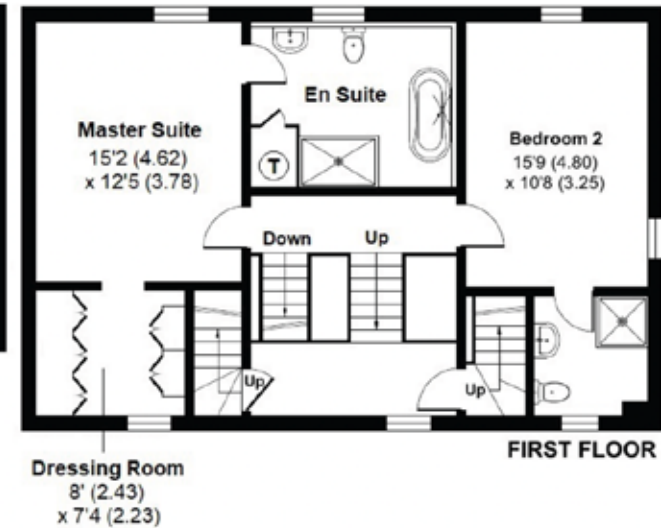
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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 an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899
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