



A charming home set on an historical country estate

**Dower House, Besford Court, WR8 9AG**

Freehold

**savills**



Entrance porch • sitting room • dining room • snug  
 • kitchen/breakfast room • utility room • cloakroom  
 • five bedrooms • bathroom • shower room • detached  
 double garage building with workshop space • mature  
 mainly lawned gardens, in total 0.4 of an acre • communal  
 parkland type grounds including tennis court and  
 approximately 35 acres.

### Situation

Dower House is situated in a lovely peaceful position on the historical Besford Estate, the home of Besford Court, a country manor house that is enveloped by 35 acres of beautiful parkland grounds including stunning formal gardens, a communal tennis court, community hall and extensive open spaces. Besford Court is a Grade II\* listed building, originally built around 1500, and is stated to be the 'last, great, gothic English country house'. For many years it was a Catholic school and then converted into luxury apartments around 2001.

This beautiful and sought after area is surrounded by lovely countryside. The historic Croome Estate may be found some 2.6 miles to the West, with its restored "Capability" Brown Park and palladium Mansion. Besford is four miles from the market town of Pershore which offers a good range of shopping, leisure and educational facilities. Trains run from Pershore station to London Paddington taking about two hours. 6 miles away is Upton-upon-Severn, famous for its festivals, marina and gastro pubs. The City of Worcester is 10 miles North. The neighbouring village of Defford offers a local pub, sailing on the River Avon and

active village hall. The area also gives access to Cheltenham and its Racecourse (21 miles South), Broadway (16 miles), Stratford-upon-Avon (23 miles) and Great Malvern and The Malvern Hills (15 miles).

The M5 motorway (accessed via J1 of The M50 or J7 at South Worcester) provides for ready access to Birmingham and the International Airport (41 miles) and the M40. The M5 South also provides for commuting to Cheltenham, Gloucester and Bristol (61 miles).

The newly opened Worcestershire Parkway Railway station, situated to the east of Worcester and only 4 miles from Besford, is intended to increase the capacity to London as well as reduced journey times. This will have a significant impact on Worcestershire's accessibility to the Capital and other regional centres.

### Description

Dower House offers an opportunity to purchase a charming detached home, originally thought to be the Presbytery to Besford Court, with parts believed to date from around 1550 and the early 17th century. The timber frame and painted brick property retains many character features including working fireplaces, leaded light windows, exposed







beams and timber floors. The ceilings are of good height with vaulted ceilings to the majority of the first floor. The property was at one time the home of the artist Jill Hudson and there are several examples of her work on the walls. To the front the property has a lovely open aspect over lawns to the front of Besford Court, whilst at the rear the outlook is over the gardens.

The property is approached on foot from the garage and workshop block into the rear gardens. These are mature and mainly lawned with patio area, and extend to approximately 0.4 of an acre.

In addition to the private gardens, Dower House enjoys the maintained 35 acres or so of grounds including a tennis court and community building.

#### **Service charge**

Dower House pays £113 per month service charge towards the upkeep of the communal parts including driveways, gardens, grounds and facilities.

#### **Services**

Mains water and electricity. Oil fired central heating. Mains drainage. Propane gas fire and cooker.

#### **Local Authority**

Wychavon District Council.

#### **Directions**

On entering the Besford Court estate (Dower House can be seen in front of you, to the right of the stone wall), take the driveway straight ahead, following this round to the right and around the rear of the property. The garages to Dower House will be found on the right, with a pedestrian gate into the rear gardens.

#### **Tenure**

Freehold.

#### **Viewing**

Strictly by appointment with Savills.



**Dower House, Besford Court, WR8 9AG**  
**Approximate Area** 274.3 sq m / 2952 sq ft  
**Garage** 49.7 sq m / 535 sq ft  
**Garden Stores / Wood Store** 3.9 sq m / 42 sq ft  
**Total** 327.9 sq m / 3529 sq ft  
**Including Limited Use Area** (12.5 sq m / 134 sq ft)

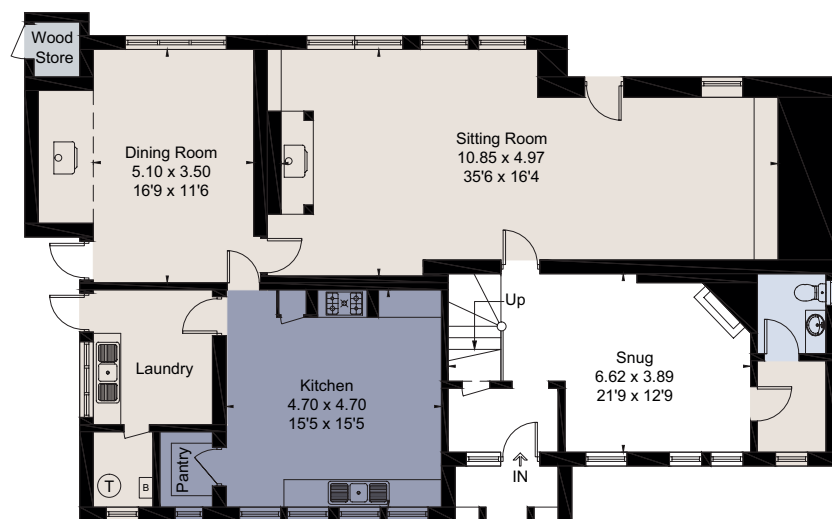
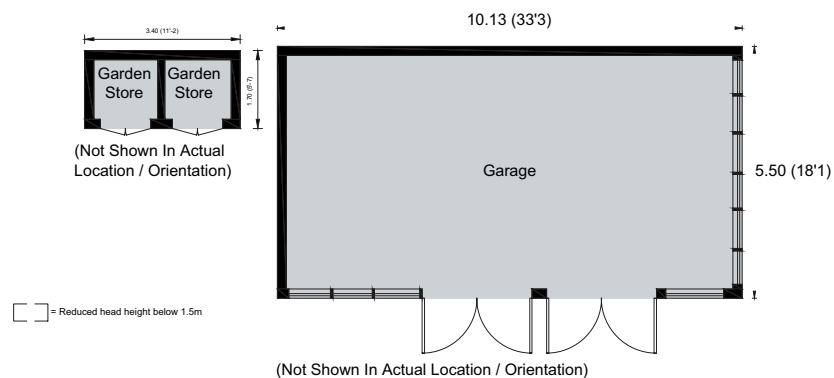


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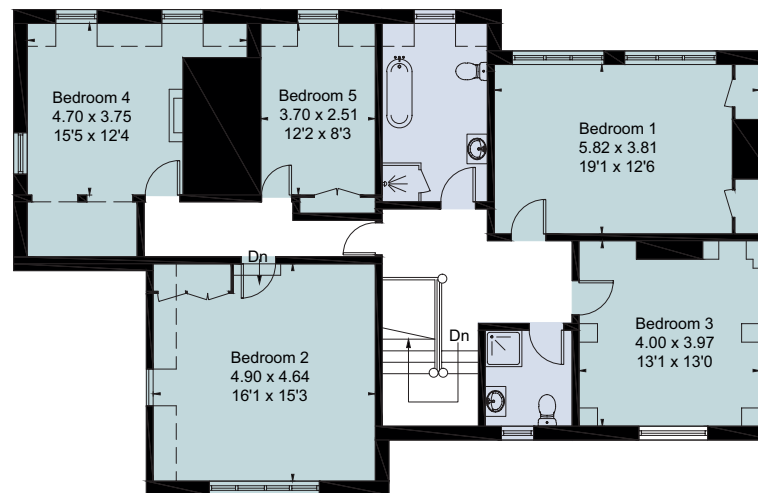
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## Contact

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Ground Floor



First Floor

For identification only. Not to scale. © 210421CA

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