



HITHER HAM HOUSE BUSHLEY, GLOUCESTERSHIRE ♦ FREEHOLD









# HITHER HAM HOUSE, BUSHLEY, GLOUCESTERSHIRE

A substantial and impressive period barn conversion with  
ancillary accommodation set in superb grounds

## MILEAGES:

Tewkesbury 2 miles ♦ Cheltenham 11 miles ♦ Malvern 14 miles ♦ Evesham 15 miles  
♦ M5 (Junction 9) 4 miles (All distances are approximate)

## HITHER HAM HOUSE

### Ground Floor

Entrance hall / study ♦ drawing room ♦ dining room ♦ kitchen & breakfast room ♦ utility ♦ cloakroom ♦ sitting room  
Kitchen / living room ♦ fourth bedroom with en suite shower room

### First Floor

Master bedroom with en suite bathroom ♦ two further bedrooms ♦ family bathroom

## THE ARCHWAY

Ground Floor: Kitchen & breakfast room ♦ shower room

First floor: Sitting room ♦ bedroom

Workshop ♦ gardens & grounds totalling about 2.5 acres

Tennis court

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## SITUATION

The property is situated within the attractive village of Bushley which is located above the west bank of the river Severn and surrounded by traditional undulating farmland. The village has a mixture of period architecture and the lovely Church of St Peter built in 1843.

## DESCRIPTION

Hither Ham House is an impressive period barn conversion with far reaching views of Bredon Hill and the surrounding countryside. It provides flexible and well-proportioned accommodation over two levels totalling approximately 3399 sq ft. The property is complimented by "The Archway", currently laid out as a separate one bedroomed two storey apartment and a good sized workshop.

Elevations comprise mellow brick under pitched tiled roofs with a combination of single storey accommodation with vaulted roofs and double storey accommodation. The main reception rooms and kitchen enjoy a south facing aspect over the formal gardens. The sitting room, bedroom 4 and "The Archway" enjoy a courtyard setting and views to the east.

There are delightful external features including elaborate brickwork patterns, full height window casements and a glazed projecting two storey pitched bay. Internally there are an array of traditional features including exposed beam work, flagstone flooring and exposed brickwork. The property also enjoys the exciting contrast of contemporary features such as the extraordinary suspended Focus fireplace in the drawing room, the outstanding modern kitchen and breakfast room and the principal concrete curved staircase.

There are multiple points of access to Hither Ham House with the formal choice being the entrance hall and the informal via the kitchen. The layout allows an indulgent run of impressive accommodation or segmented layout for multigenerational or business opportunities.

The entrance hall has a substantial timber door leading to a welcoming hall with flagstone flooring and views to the garden which is currently used as a study. This single storey section also houses the elegant dining area with exposed brickwork partition and vaulted ceiling throughout. The imposing drawing room occupies the easterly end of the building with full height French windows to the east, a vaulted ceiling, flagstone floors and outstanding suspended fireplace. The kitchen and breakfast room dominates the westerly end of the house and enjoys commanding southerly views. The contemporary design features a white Aga cooker surrounded by a wealth of grey and white gloss floor and wall mounted cupboards together with a curved spotlighting feature. A feature projecting bay window with side doors brings in a great deal of natural light and beautiful views to the garden and surrounding countryside. There is a useful utility room and store cupboard set beyond the curved staircase enclosure. The informal sitting room has a wood burning stove and circular window to the west. Adjacent is the secondary staircase and the fourth bedroom





and kitchen/sitting room which could be used as a granny annexe or separate apartment.

The curved concrete staircase gives access to a landing area with airing cupboard and the master bedroom suite which enjoys a vaulted ceiling, integral wardrobes and fabulous projecting pitched glazed section enjoying the gardens and southerly aspect. There are two further large bedrooms at first floor level and a family bathroom.

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## OUTSIDE

Hither Ham House is accessed via a long lime tree lined horse shoe shaped driveway that sweeps through attractive grounds and past a wildlife pond. There is access to the courtyard parking via "The Archway" building which houses a useful workshop and well-appointed two floor apartment. The gardens consist of expansive lawned areas with mature trees and well stocked borders.

Worthy of note is the raised ornate fish pond with York stone terrace surround, gravelled area with raised beds and a projecting run of long vine arches. The property has a useful paddock and tennis court with machinery storage beyond.

## DIRECTIONS GL20 6HR

Taking the A438 from Tewkesbury after 0.75 of mile turn right to Bushley. After about 500 meters the access to Hither Ham House is found on your right hand side. Carry on down the driveway and through the Archway to the parking area.

## ADDITIONAL INFORMATION

**Services:** Mains water & electricity. Private drainage. Oil fired central heating.

**Local Authority:** Malvern Hills District Council - 01684 892700

**Tenure:** Freehold

**Energy Performance:** A copy of the full Energy Performance Certificate is available upon request.

**Viewing:** Strictly by appointment with Savills.









THE ARCHWAY



THE ARCHWAY



THE ARCHWAY



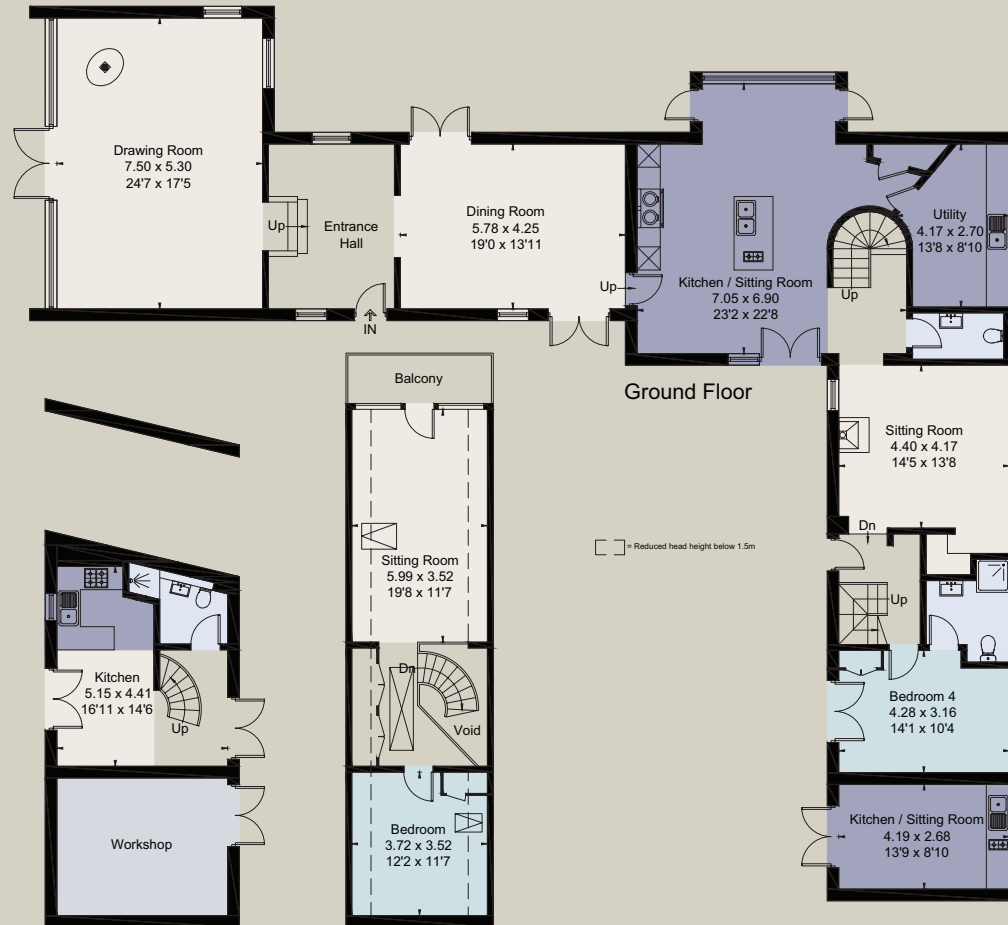
## FLOORPLANS

Approximate Area = 315.8 sq m / 3399 sq ft

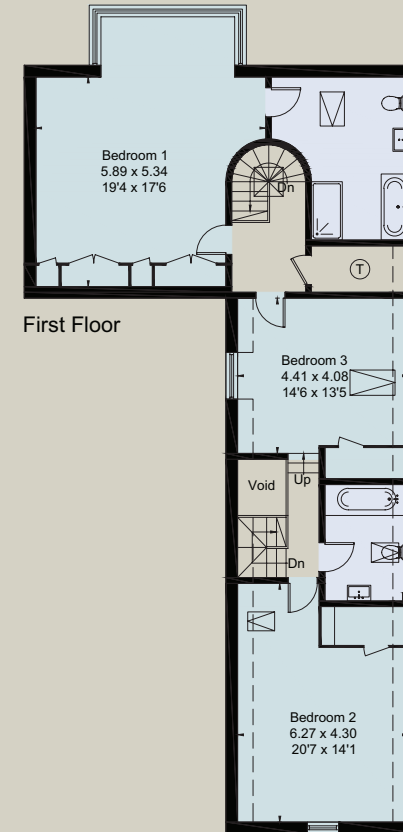
The Archway = 65 sq m / 700 sq ft

Total = 380.8 sq m / 4099 sq ft (Excluding Voids)

Including Limited Use Area (21.6 sq m / 232 sq ft)

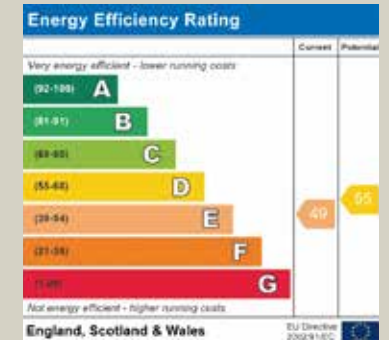


The Archway - Ground Floor  
(Not Shown In Actual Location / Orientation)

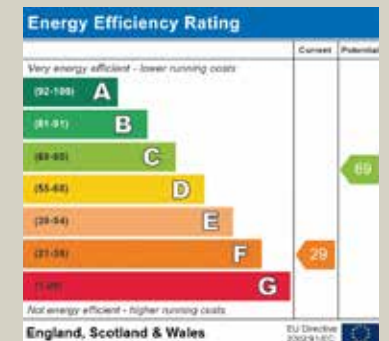


First Floor

### The Archway



### Hither Ham House



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