



RAVENS CREST

IMPNEY, DROITWICH, WORCESTERSHIRE





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IMPNEY, DROITWICH, WORCESTERSHIRE, WR9 0BL

A French inspired Dower House

M5 (J5) 2 miles, Droitwich Spa 1.5 miles (trains to London from 137 minutes),
Bromsgrove 6 miles, Worcester 10 miles, Birmingham 22 miles
(all distances and times are approximate).

Reception hall, drawing room, garden room, family snug, games room, kitchen/breakfast room,
boot room, utility room, shower room, five bedroom suites.

Gardens, double garage, parking, pool complex, three open bay garage with workshop, kitchen
and two rooms above.

Stable yard with three loose boxes and tack room.

Paddocks extending to about 7.26 acres.

In all about 9.1 acres.



SAVILLS STOW-ON-THE-WOLD

Cotswold House, Church Street,
Stow-on-the-Wold,
Gloucestershire, GL54 1BB

T: +44 (0)1451 832832 M: +44 (0)7973122248
david.henderson@savills.com

SAVILLS COUNTRY DEPARTMENT

33 Margaret Street,
London,
W1G 0JD

T: +44 (0)20 7409 8823 M: +44 (0)7817 119620
fdhamilton@savills.com

Your attention is drawn to the Important Notice on the last page of the text







SITUATION AND COMMUNICATIONS

- Nearby Droitwich Spa has everyday amenities including a Waitrose and a mainline station, with regular direct trains to Birmingham and onward connections to London.
- Worcester has all that would be expected of a city including Premiership rugby, County cricket and horseracing.
- There are a selection of private schools in the county including Winterfold near Chaddesley Corbett, Bromsgrove School, King's School and RGS in Worcester, Abberley Hall School and the Malvern Colleges.
- The M5 motorway network is highly accessible at Junction 5 and Birmingham is around 22 miles to the north, with an international airport and several train terminals.
- Local footpaths and bridleways provide excellent access to the countryside.

RAVENS CREST

In a secluded corner of the renowned Chateau Impney grounds lies Ravens Crest which is accessed over a private road within the Park and through electric wrought iron gates which lead to a gravelled drive. Ravens Crest was built in 1891 and was originally called 'The Chalet' as the second home for Chateau Impney built by John Corbett, who was known as the 'Salt King', for Marie, his French mistress and later wife. She wanted a more manageable house than the Chateau so Ravens Crest was built in the Park. Marie used the raven as her mark for all houses that she lived in, hence the name. The house was built in the French renaissance style to reflect the earlier Chateau Impney.

The front door leads into an impressive, high ceilinged reception hall with arches with true gravitas. The drawing room again has high ceilings, a stone fireplace, leaded double glazed windows and an alcove for a piano and leads into a garden room.

Also off the reception hall is a family snug with wood burning stove leading to the kitchen/ breakfast room with a range of solid burred walnut and marble tops with a substantial island and a four-oven electric Aga with a companion. There is a separate Neff oven warming drawer, fitted dishwasher and space for an American fridge/freezer. In the corner of the kitchen is a useful home office.

Adjoining the kitchen is a utility room which also leads through to the garage and boot room with plenty of storage for coats, shoes and dogs as well as a downstairs shower room. Beyond the kitchen is a spacious games room with vaulted ceiling and bi-fold doors leading out onto the terrace.

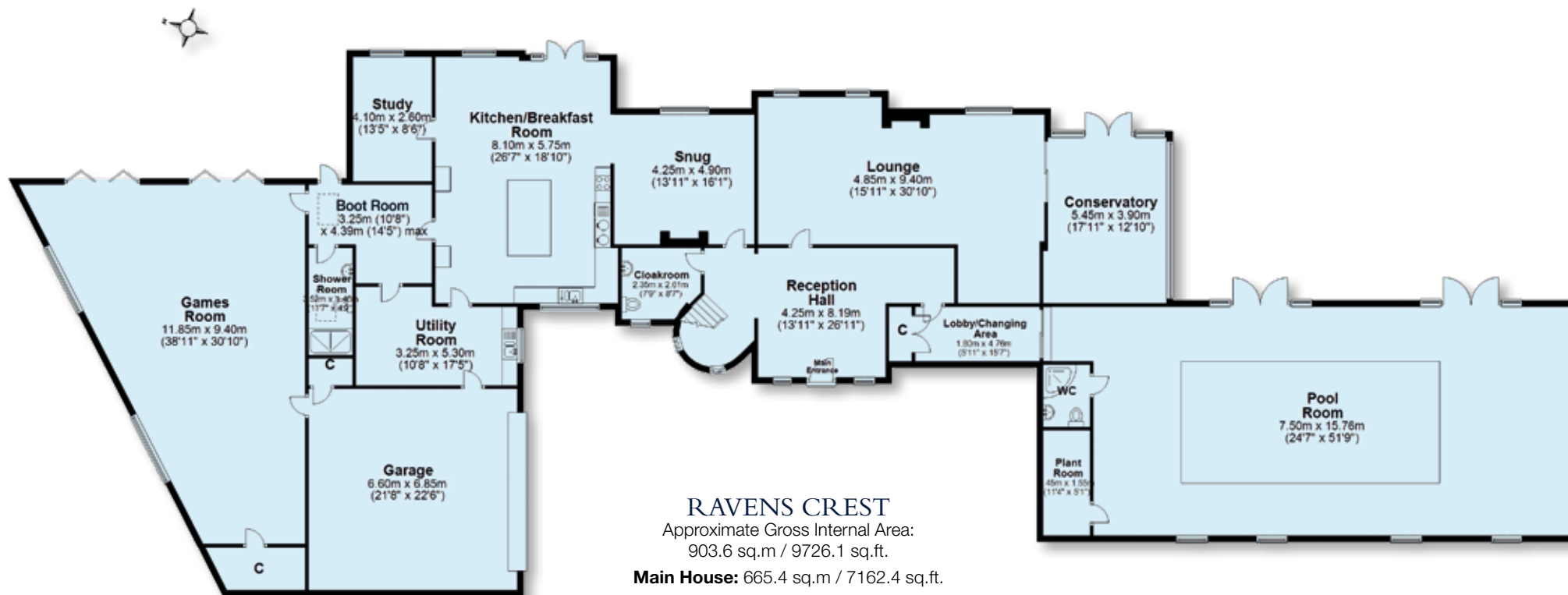




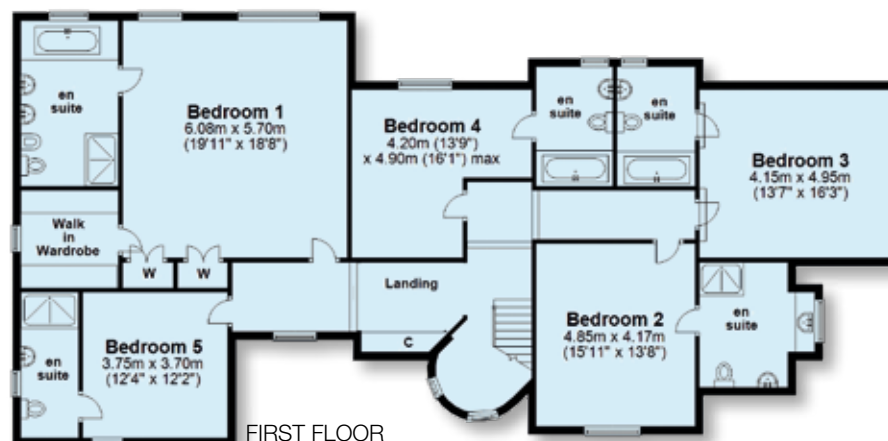


A spiral staircase of great character with curved walls and a wrought iron bannister leads to the bedrooms. There are five bedrooms, all served with en suite bathrooms. The master bedroom is of particular note with en suite bathroom, walk-in wardrobes and plenty of additional storage. The house is double-glazed throughout and is an exceptional family home with so much of the flair and panache of the late Victorian era.





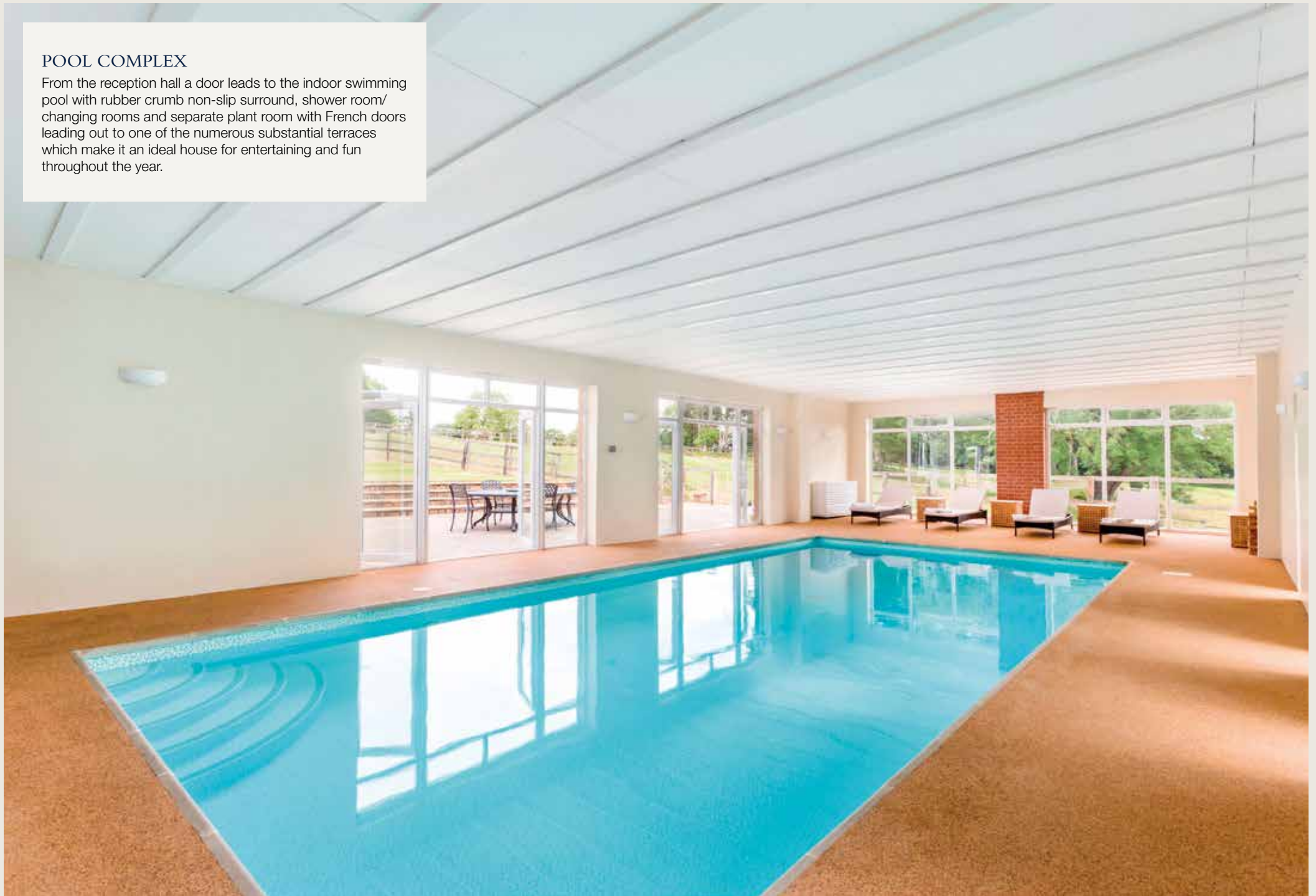
GROUND FLOOR



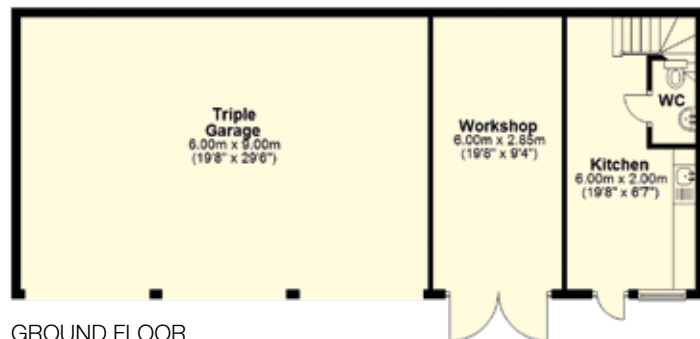
FIRST FLOOR

POOL COMPLEX

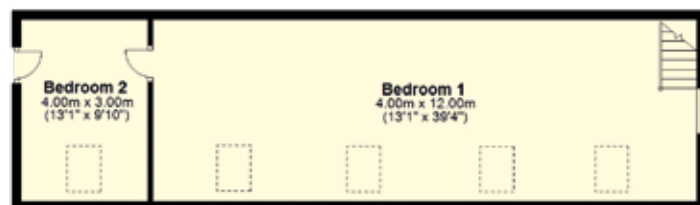
From the reception hall a door leads to the indoor swimming pool with rubber crumb non-slip surround, shower room/ changing rooms and separate plant room with French doors leading out to one of the numerous substantial terraces which make it an ideal house for entertaining and fun throughout the year.



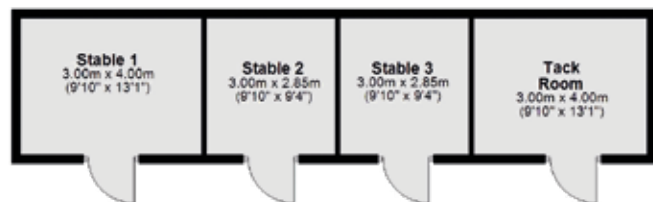
OAK BARN



GROUND FLOOR



FIRST FLOOR



OUTBUILDING BARN & STABLES

Approximate Gross Internal Area:
238.2 sq.m. / 2563.7 sq.ft.





GARDENS AND GROUNDS

To the front of the house is a secluded lawn surrounded by specimen shrubs, hedges and mature trees. At the rear of the house are a number of paved, terraced areas to capture the sun at different times of the day including a rock garden and ornamental pond.

There is a stable yard with three loose boxes and a tack room and a more recently constructed three open bay garage with a further lockable workshop. Adjoining the workshop is self-contained ancillary accommodation comprising a kitchen, cloakroom and two bedrooms.

The grounds in total run to 9.1 acres of which 7.26 acres are well-maintained paddocks with a number of wonderful ancient oak trees and Scots pines and traditional post and rail fencing. The paddocks provide grazing and allow for self-sufficiency with hay or silage.







LISTING NOTE

The property is Grade II Listed.

SERVICES

Highly efficient ground source heat pump to generate power throughout the house and the pool. Underfloor heating throughout. Mains water and electricity. Private drainage via a shared sewage treatment plant which ultimately feeds into the mains sewer system.

LOCAL AUTHORITY

Wychavon District Council, telephone 01386 565000. Council Tax Band G.

TENURE

Freehold.

TOWN AND COUNTRY PLANNING

The property lies within the area administered by Wychavon District Council, to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.





WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

DIRECTIONS TO WR9 0BL

From M5: Head towards Droitwich Spa along the A38. As you pass the Droitwich golf course sign on your right the road turns slightly down hill and the Chateau Impney deer park opens up on the left. Turn into the Chateau Impney hotel main entrance and follow the private drive towards the main car park. At the pillar box turn right heading away from the reception and drive down the private south drive and Ravens Crest is on the left. Iron gates mark the main entrance.

From Droitwich Spa: From the A38 ring road you bypass Droitwich Spa and come to a large roundabout where the Jaguar garage is. Continue on the A38 dual carriageway heading up the hill until you come to a set of traffic lights where you need to keep in the right-hand feeder lane, effectively turning back to the town centre but immediately after going through the lights turn left into the South Lodge Chateau Impney hotel entrance. Proceed along this road over the white feature bridge (do not turn left up to the Chateau Impney hotel), continue on the private road and just past Mill Cottage is Ravens Crest on the right.

VIEWING

By prior accompanied appointment with Savills.

FINANCIAL SERVICES

We offer a wide range of services which may be of interest to you including free and comprehensive market appraisals and confidential and independent advice from one of the UK's leading independent and better known mortgage brokers. Please call our office if you would like more information on the services we can provide.

DATE OF INFORMATION

Particulars prepared: June 2019.
Photographs taken: May 2019. DH190530

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