





Wood House

SHRAWLEY, WORCESTER, WR6 6TT

A fine Grade II listed Regency House set in
magnificent parkland and woodland

Droitwich Spa 7 miles, Kidderminster 7 miles, Worcester 7 miles (mainline station to London Paddington,
Birmingham New Street and Bristol Parkway), M5 (J5 & 6) 8.5 miles, Birmingham 26 miles
(all distances are approximate)

Reception hall, drawing room, dining room, sitting room, music room, study, snug, kitchen/breakfast room,
cloakroom, laundry, WC, boot room.

Master bedroom with dressing room and en suite bathroom,
3 further bedroom suites, 6 further bedrooms, family bathroom, morning room.

Extensive cellars.

Substantial stable block, coach house and outbuildings.

Mature gardens, walled garden, historic parkland, woodland and 3 lakes.

About 168.1 acres.



savills

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

SITUATION AND COMMUNICATIONS

Shrawley is a popular and highly accessible rural village to the west of the River Severn, just outside of the Malvern Hills Area of Outstanding Natural Beauty (AONB). Local amenities can be found in Ombersley (2.7 miles) and Great Witley (4.8 miles) and include a village shop, post office, fuel station, public house, doctors surgery, dentist and primary schools. Nearby is the historic English Heritage property Witley Court and its magnificent Baroque Church. More locally is a village shop and post office at Holt Heath (0.6 miles).

A wide range of educational, leisure and cultural facilities are available in Worcester (7 miles), Malvern (14 miles) and Birmingham (26 miles) all of which are easily accessible. The towns of Stourport-on-Severn (6 miles) and Droitwich Spa (7 miles) also high street shopping and choice of supermarkets.

The historic cathedral City of Worcester boasts excellent shopping and first-class sporting facilities. There is premiership rugby at Sixways, county and international cricket at New Road and horse racing on the banks of the River Severn whilst a wide array of music and theatre can be enjoyed at nearby Malvern.

Worcestershire offers an excellent choice of schools both in the private and public sector. These include Great Witley Primary School, Abberley Hall, The King's Schools, The Royal Grammar School, Bromsgrove School, Malvern St James, Malvern College and The Chantry. The M5 motorway is accessed at either Junction 5 Droitwich or Junction 6 Worcester North (both are approximately 8.5 miles). Birmingham International Airport is approximately 36 miles distant. Worcester has a mainline train station with direct trains to London Paddington, Birmingham New Street and Bristol. Kidderminster and Droitwich also run direct trains to Birmingham with Kidderminster offering direct trains to London Marylebone.





HISTORY

Part of the ancient Doddingtree Hundred, Shrawley fell under the overlordship of Ralph de Toeni following the Norman Conquest and the manor remained with the family until passing to the Beauchamps and later the Earls of Warwick as overlords until Thomas, Earl of Warwick acquired Shrawley in 1337. By 1487 the manor came under the ownership of Henry VII and in 1544 it was gifted to Catherine Parr, the last wife of Henry VIII.

During the seventeenth century Shrawley had various owners before being purchased in 1700 by Thomas Vernon, Lord of the Manor of Hanbury and prosperous Chancery lawyer. Thus began a continuous period of ownership for the Vernon family and their heirs stretching for nearly three hundred years.

Wood House was completed as the dower house to Hanbury Hall around 1813 in a classical Regency fashion with distinctive gothic arched windows. It sits comfortably in ancient parkland that was landscaped at the time in the style of Humphry Repton.

The current owners acquired the Wood House in 1990 and completed a sympathetic restoration of the entire house, gardens and parkland.

This is only the second time in the property's two hundred year history that it has been offered for sale.

WOOD HOUSE

Wood House is a fine Grade II listed country house of notable importance built in the Regency Gothic style. The house has a white stuccoed brick façade beneath a hipped slate roof and distinctive arched windows. There are Gothic glazing bar sash windows and hood moulds to the ground floor windows. Internally many of the original period features have been retained including ornate cornicing, central ceiling roses, fireplaces, original working shutters and a distinctive principal stairs. Wood House provides versatile living accommodation with well-proportioned rooms and high ceilings. All the rooms have large window openings providing beautiful views across the gardens and parklands whilst allowing light to flood in.

The accommodation briefly comprises an elegant and welcoming hall with doors to the principal reception rooms. The dining room is an intimate yet dramatic room with windows to the front and side and a wonderful fireplace. The drawing room and sitting room are equally impressive with wonderful proportions, handsome fireplaces and gothic sash windows framing views across the gardens and parkland.

The kitchen/breakfast room is fitted with a comprehensive range of base and wall units and a large island unit with oven, induction hob, sink and butcher's block. A particular feature is the four oven Aga. Scope exists to extend into the adjoining laundry to create a spectacular kitchen/breakfast/family room. A boot room, which is essential for rural family life, adjoins the laundry.

An elegant staircase leads to the first floor bedroom accommodation. The master bedroom suite comprises a superb bedroom leading to a well fitted dressing room and beautifully appointed bathroom. There are five excellent bedrooms on the first floor, three en suite, and a family bathroom. The Vernon Room, used as a morning room or reading room and named after a reputable predecessor, is located on the first floor to benefit from the morning sunlight and to escape busy family life! On the second floor are four bedrooms.









WOOD HOUSE

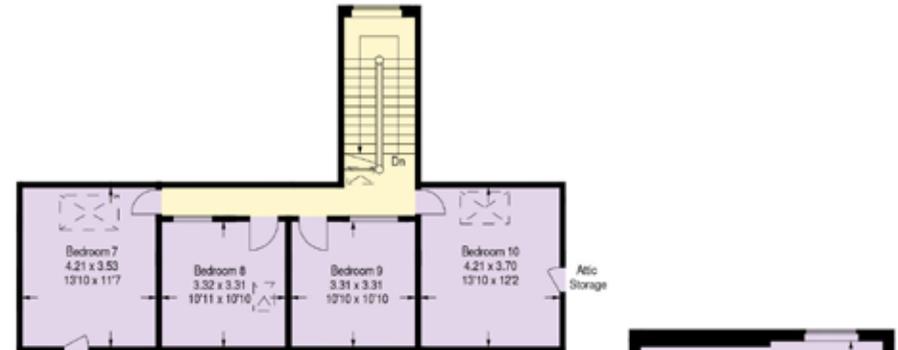
Approximate Gross Internal Area:
 711.7 sq.m. / 7661 sq.ft.
 Cellar: 181 sq.m. / 1948 sq.ft.
 Total: 892.7 sq.m. / 9609 sq.ft.



Cellar



Ground Floor



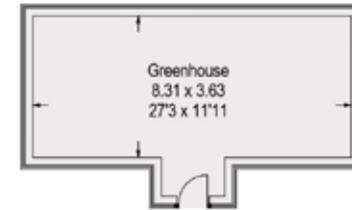
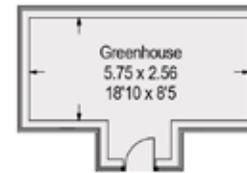
Second Floor



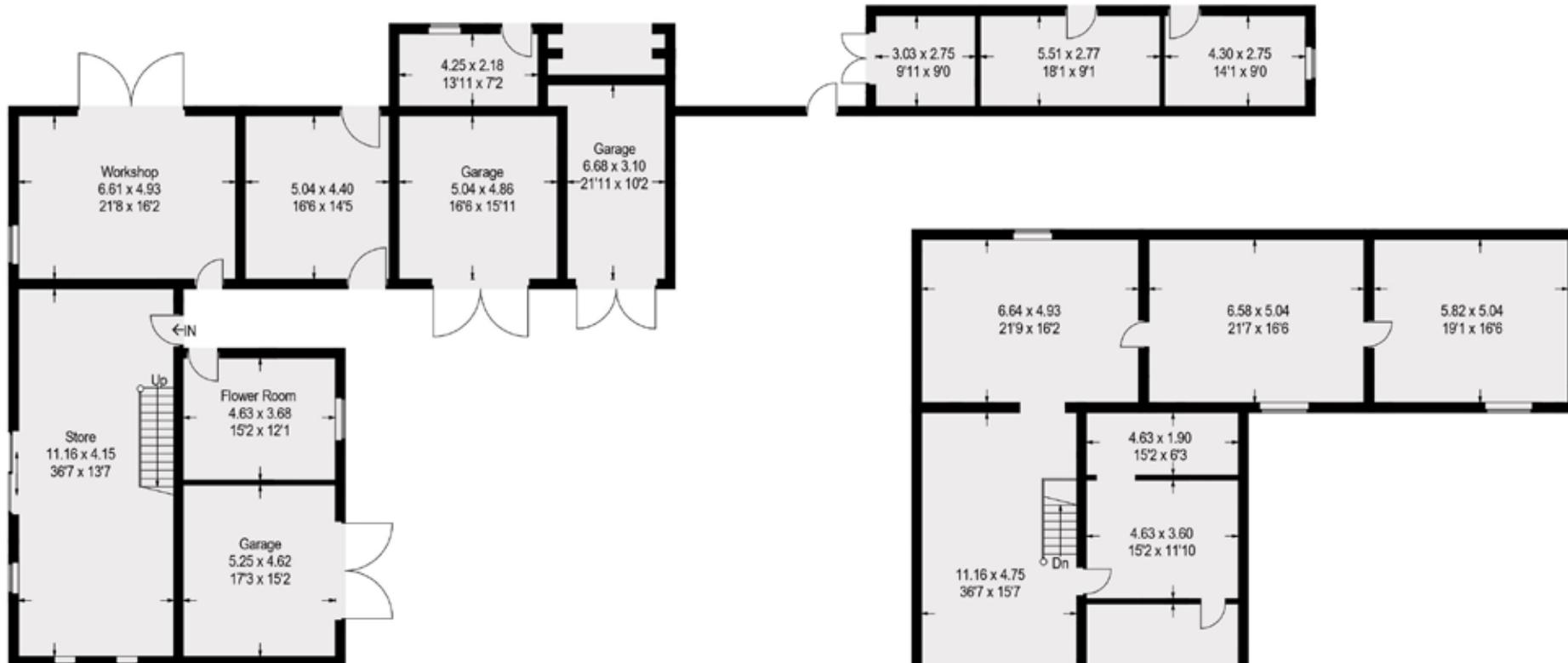
First Floor

WOOD HOUSE COACH HOUSE

Approximate Gross Internal Area:
 464.7 sq.m. / 5002 sq.ft.
 Greenhouses: 49.2 sq.m. / 529 sq.ft.
 Total: 513.9 sq.m. / 5531 sq.ft.



(Not Shown In Actual
 Location / Orientation)



Outbuilding - Ground Floor

Outbuilding - First Floor

OUTBUILDINGS

To the east of the property is the former stable yard and coach house, which offer ample storage space for machinery and the general equipment required for the maintenance of the gardens and grounds. There is plenty of scope for additional accommodation of varying types, which of course will be subject to the necessary consents.

GARDENS AND GROUNDS

Wood House stands in private gardens mainly laid to lawn and surrounded by white painted iron railings. A pair of elegant white metal gates open to a gravel drive which runs along the front elevation of the house and on to the former stable block/garaging. The formal gardens to the front are principally laid to lawn with beautifully maintained yew hedges, well stocked beds and specimen ornamental trees.

A formal garden lies to the rear of the property comprising paving, box hedging, topiary shrubs, an ornamental pond with fountain and an elegant gazebo.

To the east of the property is a large walled, former kitchen garden with espaliered fruit trees, herbaceous borders, lawns and a productive vegetable area.

Adjacent to the walled garden, to the north, is an orchard and a range of glasshouses and coldframes.

PARKLAND, WOODLAND AND LAKES

Wood House stands within stunning historic parkland interspersed with mature hardwoods and extends to about 45 acres. An avenue of oaks links the house and parkland to the woodland and lakes to the north east with the grove woodland gardens accessed on the south east. The woods and lakes extend to about 100 acres and together with the parkland provide a majestic backdrop to Wood House.

The woods, which are of exceptional historical and ecological importance, are designated as a Site of Special Scientific Interest (SSSI) due the presence of the rare, indigenous, small-leaved lime coppice. There are also a number of magnificent oaks, some of which were used for the panelling of the rebuilt House of Commons after the second World War. In April and May the woodlands are thickly carpeted with bluebells. The woodland is serviced by many estate tracks and is dominated by interconnected spring fed lakes which are stocked with tench, carp and other coarse fish.

SPORTING RIGHTS

The sporting rights at Wood House are in hand.

METHOD OF SALE

The Freehold of Wood House is offered for sale by private treaty with vacant possession, subject to any occupancies and terms of the land and ancillary accommodation. Additional land and properties may be available by separate negotiation.









GENERAL INFORMATION AND STATUTORY DESIGNATIONS

FIXTURES AND FITTINGS

All other fixtures and chattels whether referred to or not are specifically excluded from the sale, although certain items may be available by separate negotiation.

LISTING

Wood House is Grade II listed being of special historic or architectural interest.

BASIC PAYMENT SCHEME AND ENTITLEMENTS

This is in hand.

VAT

In the event that any VAT is chargeable on any part of the property, such tax shall be payable by the buyer(s) in addition to the purchase price.

AGENT'S NOTE

The tomb of the late Sir George Vernon is situated in the woods.

Additional property and land is available by separate negotiation. Please contact the agent.

LOCAL AUTHORITY

Malvern Hills District Council. T: 01684 892700. Wood House: Council Tax Band H.

SERVICES

Mains electricity and water are connected. Private drainage. Security system. Remotely accessible CCTV. Oil fired heating to Wood House. Gas fired aga. Superfast broadband services are connected.

TENURE

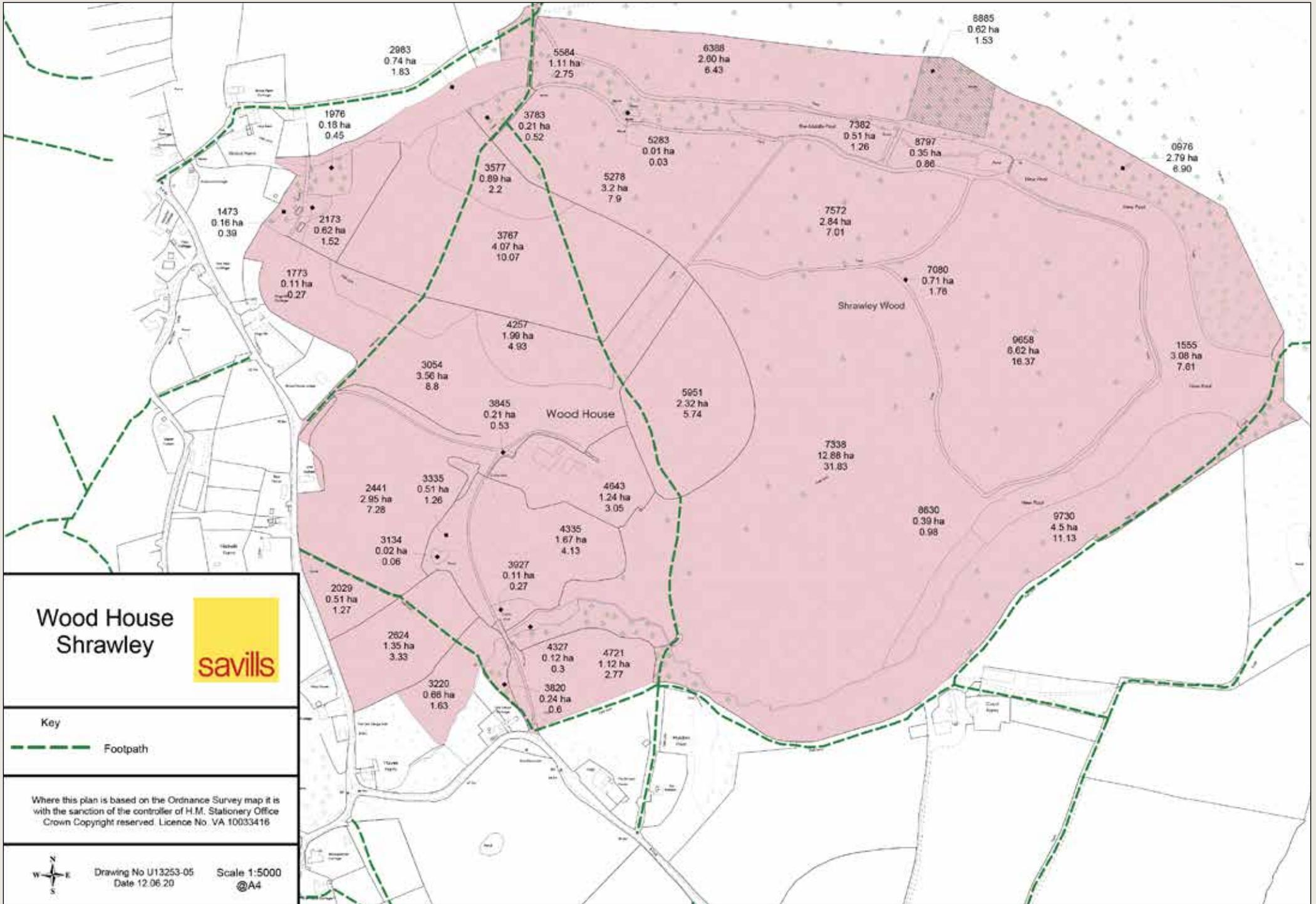
Freehold with vacant possession upon completion.

TOWN AND COUNTRY PLANNING

The property lies within the area administered by Malvern Hills 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. There is a footpath within the boundaries of the property, which is marked green on the enclosed sale plan.

VIEWING

Strictly by prior accompanied appointment with Savills.

DIRECTIONS WR6 6TT

From London take the M40 north onto the M42 and then the M5 south and leave the motorway at Junction 5 signposted for Droitwich. Carry on along the A38 until reaching the A4133, signposted Tenbury Wells, and proceed through the village of Ombersley until reaching Holt Heath. In Holt Heath and turn right onto the B4196. After about two miles, the village of Shrawley will be found. The entrance gates to Wood House are located on the right hand side, opposite the War Memorial, where the road bears round to the left. Proceed along the drive to the white gates which will open automatically.

From Birmingham take the M5 south and leave the motorway at Junction 5 signposted for Droitwich. Carry on along the A38 until reaching the A4133, signposted Tenbury Wells, and proceed through the village of Ombersley until reaching Holt Heath. In Holt Heath and turn right onto the B4196. After about two miles, the village of Shrawley will be found. The entrance gates to Wood House are located on the right hand side, opposite the War Memorial, where the road bears round to the left. Proceed along the drive to the white gates which will open automatically.

From Bristol take the M5 north. At Junction 6 proceed north on the A449 towards Kidderminster and after about 6.5 miles turn off for Ombersley. In Ombersley turn left onto the A443 and proceed to Holt Heath and turn right onto the B4196. After about two miles, the village of Shrawley will be found. The entrance gates to Wood House are located on the right hand side, opposite the War Memorial, where the road bears round to the left. Proceed along the drive to the white gates which will open automatically.

IMPORTANT NOTICE:

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