



An historic listed manor house in a rural setting

Wood Bevington Manor, Wood Bevington, Alcester, Warwickshire, B49 5LX

Freehold



Entrance hall • drawing room • dining room • family room
• kitchen • utility • cloakroom • six bedrooms • two
bathrooms • gardens • parking • workshop • store
• gardener's WC.

Distances

Alcester 4 miles, Evesham 7 miles, Stratford-upon-Avon 10 miles, Redditch 11 miles, Worcester 17 miles, Birmingham 25 miles, Evesham Rail Station 7 miles (trains to London Paddington from 104 minutes) (all distances and times are approximate).

Situation and Communications

Wood Bevington is a secluded hamlet forming part of the ancient parish of Salford Priors, just to the south west of Alcester. It is surrounded by farmland, and currently forms part of the splendid Ragley Estate. Situated midway between Stratford-upon-Avon and Worcester, the property is also ideally placed for access to major road networks, being approximately 10 miles from the M5 and 15 miles from the M422. Alcester, Evesham and Stratford-upon-Avon offer convenient day-to-day shopping facilities. There is also a farm shop nearby which sells fresh local produce.

Wood Bevington Manor

This unique and characterful Grade II* listed manor house is quietly situated in rural Warwickshire and offers an abundance of original features. With an internal area of approximately 4,800 sq. ft., the property is ripe for renovation. A range of separate farm outbuildings have approved planning permission for

conversion to residential use. Wood Bevington Manor has the potential to become an impressive and charming family home.

A paved pathway leads through a wide lawned garden to the front door, which is set to one side of the central block. The door itself is substantial and nail-studded, and its ironwork has been dated to c.1600. A partition divides the entrance hall from what would once have been the 'small parlour', a large south-facing room currently used as a bright and spacious dining hall. The floor is paved with 17th century diagonal slate and grey stone flags, and the large inglenook fireplace - now boasting a moulded bressumer - retains its chimney corner seats and tiny alcoves.

The kitchen, located on the other side of the hallway in the original east wing, is well-proportioned and is fitted with a range of cabinets and modern appliances.

The east wing of the property also provides a bright corner sitting room with two iron cross windows looking over the fields to the east and gardens to the front. Behind the current kitchen, on the north-eastern corner of the house is a further large family room with several iron cross windows, an open fireplace and a glazed door opening onto the side garden.





The front part of the west wing offers perhaps the most impressive reception space, in what would once have been the 'great parlour', now the drawing room. The walls are lined with mellow timber panelling and window seats believed to be from the early 17th century. An 18th century fireplace is set into the panelling on the western wall, and wooden steps lead up to the French doors which open to the west facing gardens.

Access to the first floor is via two stairways, both centrally located within the house. The principal bedroom is directly off this landing and occupies the front part of the west wing, sharing a bathroom with one of the smaller bedrooms to the rear of the house. The second bedroom is of particular note as it has 18th century moulded panelling and a fireplace of the same period. In the east wing are a further three well-proportioned bedrooms, all fairly similar in size and sharing a shower room off the second landing.

The second landing, which links the east wing to the rest of the house, also has a stairway leading down to the ground floor, and a further set of stairs, this time leading up to the very large, unconverted attic. This provides plenty of scope for remodelling (subject to the normal Listed consents and regulations).

The Manor House is set in gardens of approximately three quarters of an acre, laid mainly to lawn and enclosed by a mixture of hedges and walls.

Lot 2: Adjacent to the north and eastern side of these gardens are a further (approx) 5.5 acres of pasture/ agricultural land which would be ideal for equine use. Available by separate negotiation.

History

The 16th century Manor consisted of an H-shaped construction typical of the Tudor period, having a middle block which would once have been the main hall, with cross-wings to both sides. Around 1790 most of the exterior of the building was rendered with roughcast, and in the 1820's further more drastic alterations were made. Today this unique property presents a fascinating record of historical changes in design and use, and many exquisite elements remain.

The estate of Wood Bevington formed a part of the ancient Manor of Salford. Lady Godiva, the wife of Earl Leofric, possessed the estate in Edward the Confessor's reign.





General Information

Agent's Note

The small lane on the western boundary has a public footpath on it, which follows the lane as it branches to the west. This will also be used to provide vehicle access to the agricultural barn (which is not included in the sale) in the field behind the stables.

Local Authority

Stratford on Avon District Council, t: 01789 267575.

Services

We have been advised that mains water and electricity is connected while drainage is via a septic tank. The currently installed heating system is oil fired central heating.

Tenure

Freehold.

Town and Country Planning

The property lies within the area administered by Stratford-on-Avon 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 B49 5LX

From Stratford upon Avon follow the Evesham Road (B439) out of Stratford-upon-Avon. Turn right onto the Wixford Road and follow the road and then turn right onto the B4088. Take the third left and follow the road. Wood Bevington Manor can be found on the right hand side of the road.

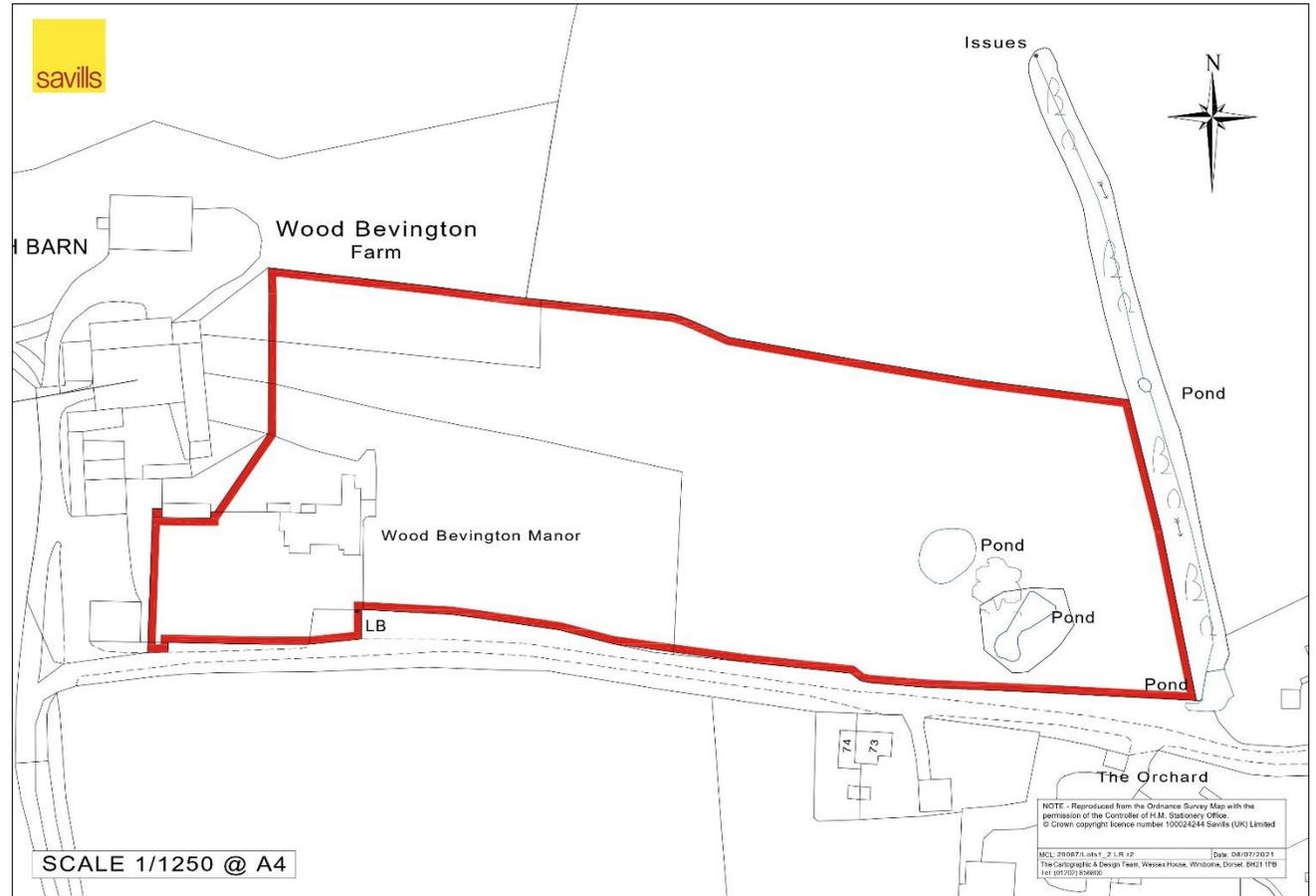
From Evesham High Street continue in a northerly direction, leaving Evesham along Greenhill. At the roundabout proceed straight over signposted Harvington and follow the B4088 for about 5.7 miles. Continue as above.

Viewing

Strictly by prior accompanied appointment with Savills.

Date of Information

Particulars prepared: April 2021. Photographs taken: April 2021.



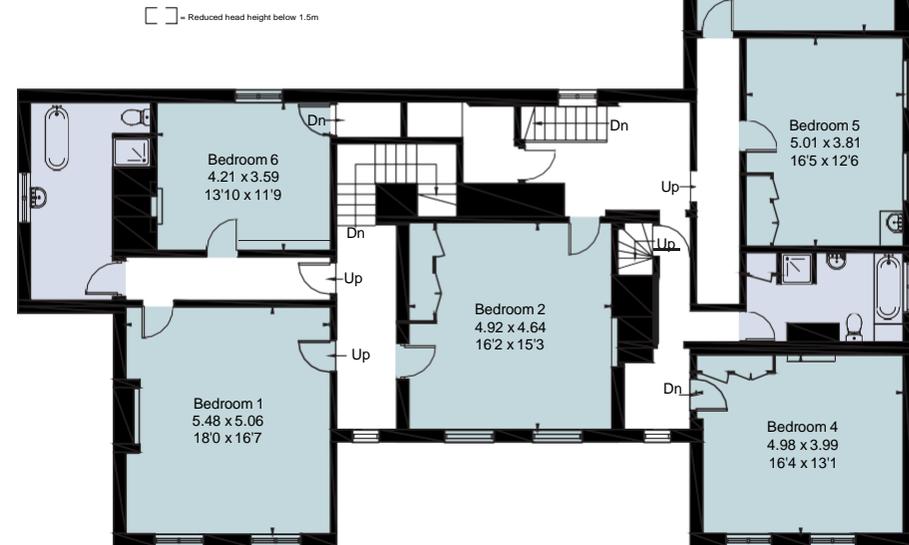


Wood Bevington Manor, Wood Bevington, Alcester, Warwickshire, B49 5LX
Approximate Area 440.5 sq m / 4741 sq ft
External Store / WC / Workshop / Boiler Room 19.9 sq m / 214 sq ft
Total 460.4 sq m / 4955 sq ft
Including Limited Use Area (1.5 sq m / 16 sq ft)

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Ground Floor



First Floor

For identification only. Not to scale. © 210413DH

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