



Becknor Manor
Broughton Green | Droitwich | Worcestershire | WR9 7EE

FINE & COUNTRY

BECKNOR MANOR

Becknor Manor is a substantial Grade II Listed period property which is exceptionally presented throughout and is set in immaculate grounds and gardens of approximately three and a half acres, in a private rural location. The property is believed to date back to the reign of Henry II - and has been extended and restored by previous owners to a very high standard and offers a wealth of exposed timbers and other original features, including medieval finial decoration in the drawing room. There are six bedrooms, four of which are ensuite, two further bathrooms and a one bedroom, one-bathroom, self-contained annexe offering excellent guest accommodation. The modern kitchen is well appointed and has numerous built-in high specification appliances and there are four further reception rooms and a home office. The sweeping driveway and stunning gardens surround the property and Becknor Manor also boasts a four-car garage and delightful outdoor heated swimming pool, which is perfect for entertaining family and friends.



Accommodation Summary

Ground Floor:

The property is approached through a large oak framed porch and into the substantial entrance hallway. A downstairs cloakroom with WC is found off the hallway as are the impressive Jacobean style oak stairs which lead to the first floor.

The stunning dining room has a large inglenook fireplace with an open fire - the current owners have installed a bespoke steel canopy and glass fire surround which is extremely stylish and practical. There are exposed timbers and windows which overlook the gardens and handy storage cupboards either side of the fireplace. Above the fireplace is a Latin inscription "Dulce est disipere in loco" - It is sweet to relax in this place.

The kitchen has been completely renovated by the owners to a very high standard with a wealth of built-in appliances including a Westahl stainless steel cooker which operates with both LPG gas and electricity and includes an induction hob, griddle and wok burner, as well as multiple ovens. There is a Miele dishwasher, drinks fridge, full size fridge and freezer, Franke sink with filter tap and attractive custom built shaker style cupboards which are complemented by engineered Quartz worktops. The kitchen also has a seating area for dining and an oak and steel spiral staircase which leads to the first floor. A pretty church style door leads to the fitted utility room which has a range of storage cupboards and a Belfast sink with a Miele washer and dryer and a door to the gardens. There is also a second downstairs WC in this area.

Off the main hallway is the lounge which has exposed timbers and a substantial stone Minster fireplace and hearth. Above the fireplace is a display of tiles, believed to be of medieval origin, which were discovered during the restoration of The Manor. There are decorative finials on some of the beams and original wattle and daub panels also found in this room, as well as French doors which lead outside. The snug has an open fire with glass doors and a marble fire surround and double French doors which lead to the rear gardens.

A useful office is located at this end of the house and is perfect for those working from home.









Seller Insight



We were initially drawn to this home by its architectural merit and quiet location. Despite its tranquil setting, the house is extremely convenient to local facilities and only a 15-minute drive from the M5 motorway connection. The combination of historical charm and practical convenience made it the perfect choice for us.

Living in this home has been a unique and tranquil experience. We love the peace and quiet it offers, along with direct access to public footpaths. Dog walking is a pleasure here, with no public highways to worry about, making every walk a serene and enjoyable experience.

This property stands out for its unique historical features. Dating back to 1182, nearly every room boasts timber beams that add to its charm. Externally, the property features ponds, waterfalls, and the remains of an ancient moat, enhancing its inviting and distinctive character. The house is spacious, yet no single room feels overly large. The practical layout ensures comfort and functionality for day-to-day living. The flow between rooms is seamless, making the home easy to navigate and live in.

We have made several personalisations to the home, including installing two additional ensuite bathrooms and enlarging the kitchen area to create a spacious kitchen and dining area. These upgrades have enhanced the comfort and usability of the home. The dining room is one of our favourite spots. It's a particularly lovely room that has been wonderful for hosting family Christmas parties. The ambiance and warmth of the space make it perfect for gatherings.

The rear of the property faces south, ensuring that all principal rooms benefit from natural light throughout the day. Windows and French doors overlook the gardens, taking full advantage of the southerly aspect and creating a bright, inviting ambiance. The large rear terrace, swimming pool with a thatched summerhouse, and entertainment area are perfect for relaxation and socialising. We also created a small garden room adjacent to the waterfall and pond, providing a wonderful place to unwind at the end of the day.

We have hosted numerous memorable events, including 21st and 60th birthday parties. The rear lawn accommodates marquees, and there is plenty of car parking for guests in the orchard. These gatherings have been some of our fondest memories in the home.

Over the past 25 years, we have continuously upgraded and modernised the property. This includes forming two ponds utilising the remains of the ancient moat, installing waterfalls, extensive landscaping, creating an organic vegetable garden, and adding a fruit cage in the orchard.

The property is located in the parish of Hanbury, which boasts an active church, village hall, cricket club, and village pub. A monthly parish magazine keeps residents informed about local activities. Droitwich Rugby Club and the canal marina with a walkway into Droitwich town centre are just two miles away, adding to the sense of community. We particularly enjoy walking with our dogs and find horse riding very popular in the local area. The proximity to various sports and recreational activities enhances our active lifestyle.

The property's location is one of its greatest assets. Despite being quiet and secluded, it offers easy access to shopping facilities in Droitwich, Bromsgrove, and Worcester. Droitwich railway station provides speedy access to Birmingham and Worcester. Junction 5 of the M5 is within 15 minutes, offering easy access to Birmingham International Airport and railway station. Additionally, there are excellent schools in both Bromsgrove and Worcester, making it an ideal place for families.

We have extremely good neighbours and have met many friends both in the immediate vicinity and in the village of Hanbury. The sense of community is strong and supportive, making it a pleasant place to live.

*This home, with its unique historical charm, modern comforts, and tranquil setting, has been a perfect sanctuary for our family. It offers a blend of peaceful living and convenient access to amenities, making it an exceptional place to call home.**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Dulce est disipere in loco.



**Coach House – Annexe:
First Floor**

A glass hallway links the Coach House to the main house, and it has its own front door, making it a completely separate space. Stairs lead to the Coach House accommodation and there is a fully fitted kitchen with an oven, hob, washer/dryer and fridge freezer as well as a breakfast bar. There is a full bathroom with vanity unit, bath with shower over and WC. An attractive sitting room and dining room have cathedral beamed ceilings and offer substantial living and a large bedroom with walk-in wardrobe offers sleeping accommodation.



First Floor:

There is a variety of bedroom accommodation on the first floor making Becknor Manor a perfect family home. There are four bedrooms in the main sections of the house and two bedrooms and a bathroom in the wing above the kitchen.

The main principal bedroom is spacious with a cathedral beamed ceiling and a large Minster stone fireplace and enjoys views of the gardens and pool area. There is a superb dressing room which has been fitted with a range of custom built wardrobes and a dressing table and a full ensuite bathroom which has a bath, separate shower, two vanity units, heated towel rail, bidet and WC complemented by marble finishings.

The Tudor bedroom has a cathedral beamed ceiling and views across the front gardens and has access to either a full family bathroom or a shower room which is located off the landing. There are a further two bedrooms with ensuite facilities, one of which has a feature fireplace and storage cupboards.

There are two bedrooms and a full bathroom in the wing above the kitchen and an oak and steel spiral staircase leads to the kitchen from this area.

A door from the landing leads to the second floor which currently houses the pool table. A large attic room is found off this room which is very useful and is used for storage at present.









Outside:

Becknor Manor is approached across a cattle grid and into a sweeping driveway which leads to the front of the property. The grounds and gardens equate to approximately three and a half acres which includes a quadruple garage. This building gives ample car storage space for enthusiasts and the gravelled driveway can accommodate parking for a large number of vehicles, and provides access to the annexe accommodation.

The gardens are mainly laid to lawn to the right of the driveway and there is a large turning circle which has lawns, box hedging, rose beds, numerous shrubs with a very pretty wildlife pond in front of it and has exceptional views across the open countryside. The current owners have created an organic fruit and vegetable garden which was formally a paddock. There are various raised beds and a large fruit cage for growing raspberries and strawberries. Various fruit trees are found in this area which produce apples, pears, cherries and plums.

To the rear of the property, a wonderful outdoor heated swimming pool area has been created with a water feature, attractive patio area and a thatched summer house with seating, which is perfect for family and friends to get together. Lawns and well-maintained flower beds surround the whole property and are full of amazing plants and shrubs. A glass greenhouse has been built on the side of the house which was designed to match the period of the property, and also includes a pool summer house. An outdoor changing room with shower and a separate WC are ideal facilities for the swimming guests.

Another smaller summer house nestles on the edge of the larger wildlife pond with a waterfall and is the perfect spot to enjoy the evening sunsets and an aperitif. The rear view of the house is outstanding from this area. As well as the entertaining areas there are handy wood stores, two dog kennels and a boiler room.







LOCATION

Becknor Manor is situated in the very sought after central Worcestershire settlement of Broughton Green. Hanbury Village Hall, cricket club and the local pub are about 1 mile away. The National Trust property Hanbury Hall, Hanbury Church and The Jinney Ring Craft Centre are also located close by.

Droitwich Spa (4 miles) is a historic Roman town built on the legacy of the salt industry and identified in Victorian times with the “Salt King” John Corbett and his stately Chateau Impney. The town has an array of amenities including Waitrose, the Lido, Vines Park and a local train station giving direct access into Worcester and Birmingham city centres.

The cathedral city of Worcester (10 miles), lying on the banks of the River Severn, provides for high street and boutique shopping, and characterised by one of England’s great cathedrals, county cricket ground, premiership rugby club, racecourse and university.

The M5 motorway (accessed at nearby J5) provides for ready access to Birmingham and the surrounding industrial and commercial areas, as well as Birmingham International Airport and the M40. London is best accessed by the M40, via the M5/M42. The M5 south also provides for commuting to Cheltenham and its racecourse, Gloucester and Bristol. The Worcestershire Parkway Railway Station (12 miles) situated to the east of Worcester, off Junction 7 of the M5, is intended to increase the capacity to London as well as reduced journey times. This has already had a significant impact on Worcestershire’s accessibility to the capital and other regional centres. Warwick Parkway (26 miles) provides fast, direct trains directly into London and Birmingham.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments allowing parents to select the right environment for their children’s needs. These include Bromsgrove School, Malvern College and both The Kings School and Royal Grammar School closer by at Worcester.

For days out and recreation Becknor Manor is well placed for ready access to the north Cotswolds and Broadway, as well as Stratford-upon-Avon, Great Malvern and The Malvern Hills, and Warwick.





Services, Utilities & Property Information

Utilities: Mains electricity & water. Oil & LPG central heating. Private drainage via sewage treatment plant.

Services: 4G mobile coverage available in the area - we advise you to check with your provider. Ultrafast broadband available in the area - we advise you to check with your provider. CCTV/similar in security system in operation.

Construction: Standard.

Parking: Quadruple garage and parking for numerous vehicles.

Property Information: The main lane is subject to a right of way for all the properties further down the lane to the farm at the end. There is no obligation for them to contribute to its maintenance

Tenure
Freehold

Local Authority
Wychavon
Council Tax Band G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01905 678111

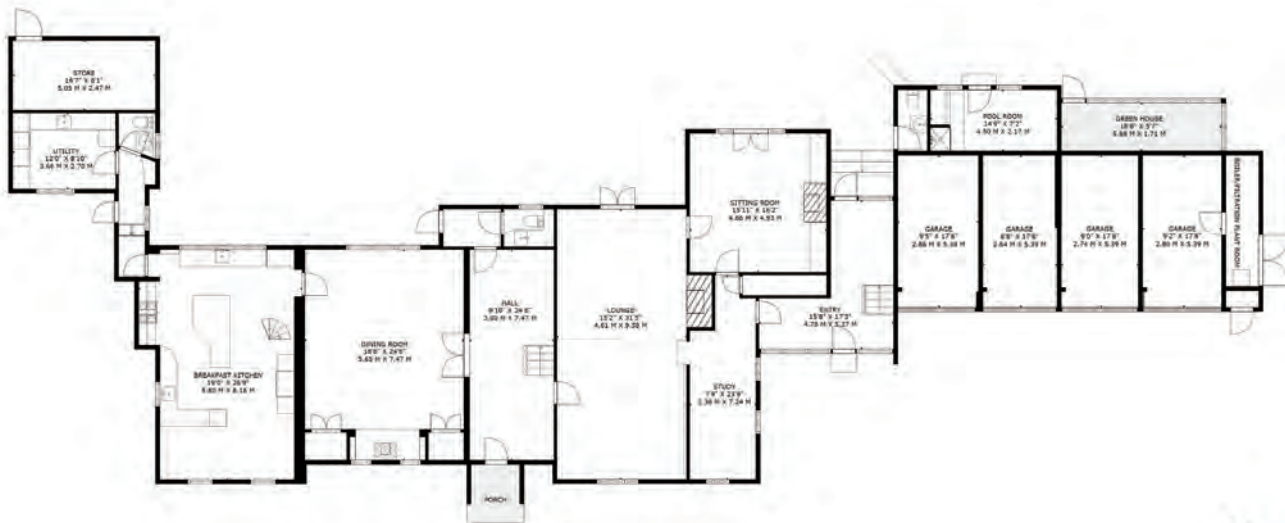
Website

For more information visit www.fineandcountry.co.uk/droitwich-spa-estate-agents

Opening Hours

Monday to Friday	9.00 am – 5.30 pm
Saturday	9.00 am – 1.00 pm





GROSS INTERNAL AREA: 5761 sq ft, 536 m2
 LOW CEILINGS: 705 sq ft, 65 m2
 GARAGE & OUTBUILDING: 804 sq ft, 74 m2
 OVERALL TOTALS: 7270 sq ft, 675 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

EPC Exempt



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 20.06.024







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