



Bowers Hill Farm  
Bowers Hill | Evesham | Worcestershire | WR11 7HG

FINE & COUNTRY

# BOWERS HILL FARM

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A substantial detached period farmhouse set in circa 32 acres with panoramic views. Beautifully presented with six double bedrooms, two en-suites, stunning bathroom, modern shower room, lounge, dining room, kitchen/diner, office, conservatory, utility and cloakroom. There are 9 stables, 2 hay stores, manege, horse walker, tack room, wash bay, private gardens and ample parking. This property offers versatile living and excellent living space.



#### Ground floor.

Bowers Hill Farm is a substantial detached farm house that dates back to the 1750's with the Georgian part being added on in the 1830's. The property retains many of the original features. You enter into a large south-facing conservatory that spans across the front of the whole house with delightful views of the formal garden and countryside. The room has a tiled floor, glass panels, a roof with blinds and a set of French doors that can be opened into the lounge to create a fabulous entertaining area.

The spacious hall has a flagstone floor, cast iron radiators, plenty of natural light and leads to all parts of the house. The lounge is elegant and generous in space, retaining many period features with a wooden floor, large bay window at one end, two Georgian windows at the other end, internal French doors to the conservatory and fitted shelving. The focal point of the room is the fireplace with a contemporary wood burner set in. The dining room has the original parquet floor with a large inglenook fireplace, wooden lintel over and tiled hearth. On both sides of the fireplace is traditional shelving and a large sash window faces the garden. The farm house kitchen/diner is modern and striking with a flagstone floor, two windows facing the rear garden and a large Velux window over the dining area. The kitchen has ample built in storage, integrated appliances to include induction hob, built in oven, microwave, coffee machine, wine cooler, fridge freezer, plate warmer and Oil fired Rayburn. There is a large island with additional storage and the dining area has further storage and entertaining space. This whole room is the heart of the house and offers versatile family living. From the kitchen you can access the utility room, cloakroom and rear garden and also the side garden by another door. The office has dual aspect windows, tiled floor and a door to the garden. The utility room is fitted with ample storage, Belfast sink and plumbing. The cloakroom has a W.C and copper basin set into a slate surround. The back door to the garden from the rear of the house is a beautiful wooden arched door. The cellar is accessed from the hall, it has full head height and electricity.



















### First Floor

A wide and sweeping staircase leads up to the first floor with a large Georgian window on the landing and stunning countryside views. The main bedroom has windows on two sides offering beautiful views of the fields, garden and countryside, with a charming wood burner on one wall.

The family bathroom is luxurious, modern and extremely generous in size. With a marble floor, benefitting from underfloor heating, there is a standalone roll top cast iron bath on a slightly raised floor with feature up-lighting surrounding the bath. Opposite the bath is a window looking out over the countryside, a double walk-in shower with two rain heads, two standalone traditional basins and a Crapper toilet. This whole room oozes luxury and style.

The second double bedroom is currently being used as a dressing room, it is spacious with ample built in storage and bay window. The modern and contemporary shower room has a large walk in shower with rain head, double basin and W.C. with feature lighting.

The third double bedroom has built in storage, access to the loft, and an en-suite with a bath and shower over, W.C. and basin with a vanity unit.

There is a second stair case from the kitchen that leads up to the fourth double bedroom allowing this bedroom to be part of the main house or separate accommodation. This room is spacious with ample built in storage and views of the manège and fields.

### Second Floor

The fifth and sixth double bedrooms are spacious and charming with lovely views, vaulted ceilings and one room has an en-suite with a shower, W.C. and basin set into a vanity unit. The landing has a large linen cupboard and access to the loft.











### Outside

There is a long sweeping tarmac drive that splits part way up, the left hand fork leads to Bowers Hill Farm which is set in approximately 32 acres of land split over two title deeds. The current owners use the land mainly for equestrian purpose with a livery business. There are nine stables plus two further hay stables, a tack room, wash bay and feed store. The manege is 26 metres by 40 metres with a hardcore surface and floodlights. Next to it is the horse walker and there is excellent hacking within the area.

There is ample parking by the house and the formal garden is delightful. It is laid mainly to lawn with a path running down the centre and off to either end. On each side are stunning flower beds with mature plants, shrubs and trees. The garden continues to the side into a totally secluded and private area.









# LOCATION

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Bowers Hill is a small hamlet on the edge of the popular village of Willersey. The village has a church, two pubs, primary school and village shop. Stratford upon Avon, Evesham and Cheltenham are all less than 25 minutes away and the Cotswolds are less than 15 minutes.

Stratford-upon-Avon is internationally famous through being the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracting almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town. There are numerous fine restaurants, inns, bars and coffee shops. There is a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre.

Evesham is an historic riverside market town with excellent boating and marina facilities as well as several leisure activities available in the area including, rowing, tennis, etc. The beautiful riverside town boasts a wealth of pubs, restaurants and shops.

There are excellent transportation links with the M40 both North to Birmingham and South to London. Birmingham International airport is under 30 minutes. There is a direct line train service to London from Evesham, Honeybourne, Stratford, Leamington and Warwick Parkway.





#### Services, Utilities & Property Information

Utilities - The property is connected to mains electricity and water with oil fired heating and a septic tank.

Tenure - Freehold

Property Type - Detached farmhouse

Construction Type - Standard - brick

Council Tax - Wychavon District Council

Council Tax Band F.

Parking - Spaces for 6 cars by the main house, 3 to the rear house and more space available in the yard.

Mobile phone coverage - 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Internet connection - FTTP UltraFast Full Fibre Broadband connection available- we advise you to check with your provider.

Special Notes - There are covenants on the property - please speak with the agent for further information.

The property is split over multiple titles.

The drive from the road to the house is owned by Bowers Hill Farm, the neighbouring properties have a right of access.

#### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01789 332600.

#### Website

For more information visit [www.fineandcountry.com/uk/stratford-upon-avon](http://www.fineandcountry.com/uk/stratford-upon-avon)

#### Opening Hours:

Monday to Friday 9.00 am - 5.30 pm

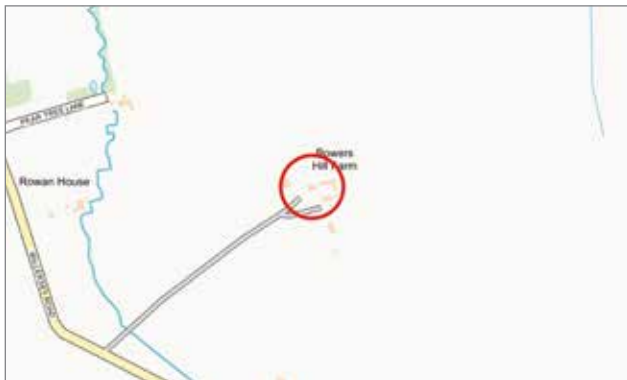
Saturday 9.00 am - 4.30 pm

Sunday Appointments by arrangement

#### Directions

The postcode to the property is WR11 7HG.

*Offers over £1,600,000*



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		



Approximate Gross Internal Area  
 Main House = 395.33 sq m / 4255 sq ft  
 Stable Barn = 143.53 sq m / 1545 sq ft  
 Stable Block = 24.86 sq m / 268 sq ft  
 Total Area = 563.72 sq m / 6068 sq ft

Illustration for identification purposes only,  
 measurements are approximate, not to scale.



Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants, and other property related details rests with the buyer.



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







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Clare's background is in finance, business development, sales and marketing. Over the years I have developed my own property portfolio and have a wealth of knowledge and experience in the property market. One of the areas that I specialize in is properties that have or are currently on the market and have not sold. Using a very energetic and proactive approach, combining years of marketing and sales skills I have an extremely successful track record with 4 out of 5 houses selling in under the average time. Best described as a highly motivated individual, who is determined, self-driven, highly organised and thrives under pressure. With excellent communication and negotiation skills I am a cheerful and outgoing character.

YOU CAN FOLLOW CLARE ON



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*I've found Clare to be not only utterly professional, but also honest, genuine and sincere. When the relatively straightforward sale of a modest detached home became a bit 'problematic', Clare stepped up and handled the whole thing in her usual cool, calm manner.*  
Simon A 5/12/17



## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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