

CALDEWELL

Pershore Road, Stoulton, Worcester, Worcestershire



GRADE II LISTED COUNTRY HOUSE

and estate, extending to 78.76 acres of parkland and woodland



Local Authority: Wychavon District Council

Council Tax band: H

Tenure: Freehold





SITUATION

Caldewell sits at the end of a long private drive, surrounded by its own parkland, gardens and woodland, between the sought-after villages of Stoulton and Drakes Broughton.

Stoulton offers peaceful countryside living with excellent connectivity to Worcester, while Drakes Broughton provides local amenities including pubs, shops, a village hall, recreation ground and primary schooling. The market town of Pershore, just 3.5 miles away, offers a wider range of shopping, leisure and educational facilities. The area is well served by highly regarded state and independent schools, excellent walking, golf and racing opportunities, and direct rail services from Pershore to London Paddington in approximately two hours.


















THE PROPERTY

Caldewell is a landmark Victorian country residence set within its own private estate in Worcestershire, enjoying far-reaching views across rolling countryside, woodland and landscaped gardens. This handsome red-brick property combines striking period architecture and historic character with the comforts of modern family living.
Extending to over 11,000 sq ft, the accommodation offers an exceptional range of elegant reception rooms, high ceilings, marble fireplaces, sash windows, shutters, flagstone and timber floors. At its heart is a superb kitchen/breakfast room with a traditional butler's pantry, complemented by beautifully proportioned living and entertaining spaces.

The upper floors provide ten generous bedrooms, including an impressive principal suite with dressing room and luxury bathroom, alongside numerous guest bedrooms and bathrooms.

Extensive cellars, including a wine cellar, provide valuable storage, while a studio and library across the courtyard offer ideal home-working space. A range of outbuildings extending to over 6,000 sq ft provides excellent flexibility for garaging, workshops and hobbies, alongside a gym, summer kitchen and an original cider press.









GARDENS AND GROUNDS

The gardens surrounding Caldewell are truly exceptional. Designed to complement the grandeur of the house, they comprise expansive sweeping lawns, formal terrace and block-paved sitting areas, garden walls, carefully clipped hedging, sunken seating area with box parterre and box topiary, mature trees including holm oak, oak, limes and pines, and beautifully stocked borders. From the elevated terrace, views extend across the grounds and down to the lake, creating a wonderful setting for outdoor entertaining throughout the seasons.

Beyond the formal gardens, the estate unfolds into a diverse and captivating landscape extending to 78.76 acres. Productive grassland sits alongside mature woodland, which also has access from Mill Lane, while the lake and pond provide striking focal points and rich wildlife habitats. Woodland walks, parkland and expansive fields combine to create an environment of remarkable beauty, privacy and tranquillity. The land not only enhances the setting of the house but also offers considerable lifestyle appeal, whether for conservation interests, sporting pursuits, equestrian activities or simply the enjoyment of owning a significant country estate. There are no public footpaths across the land.





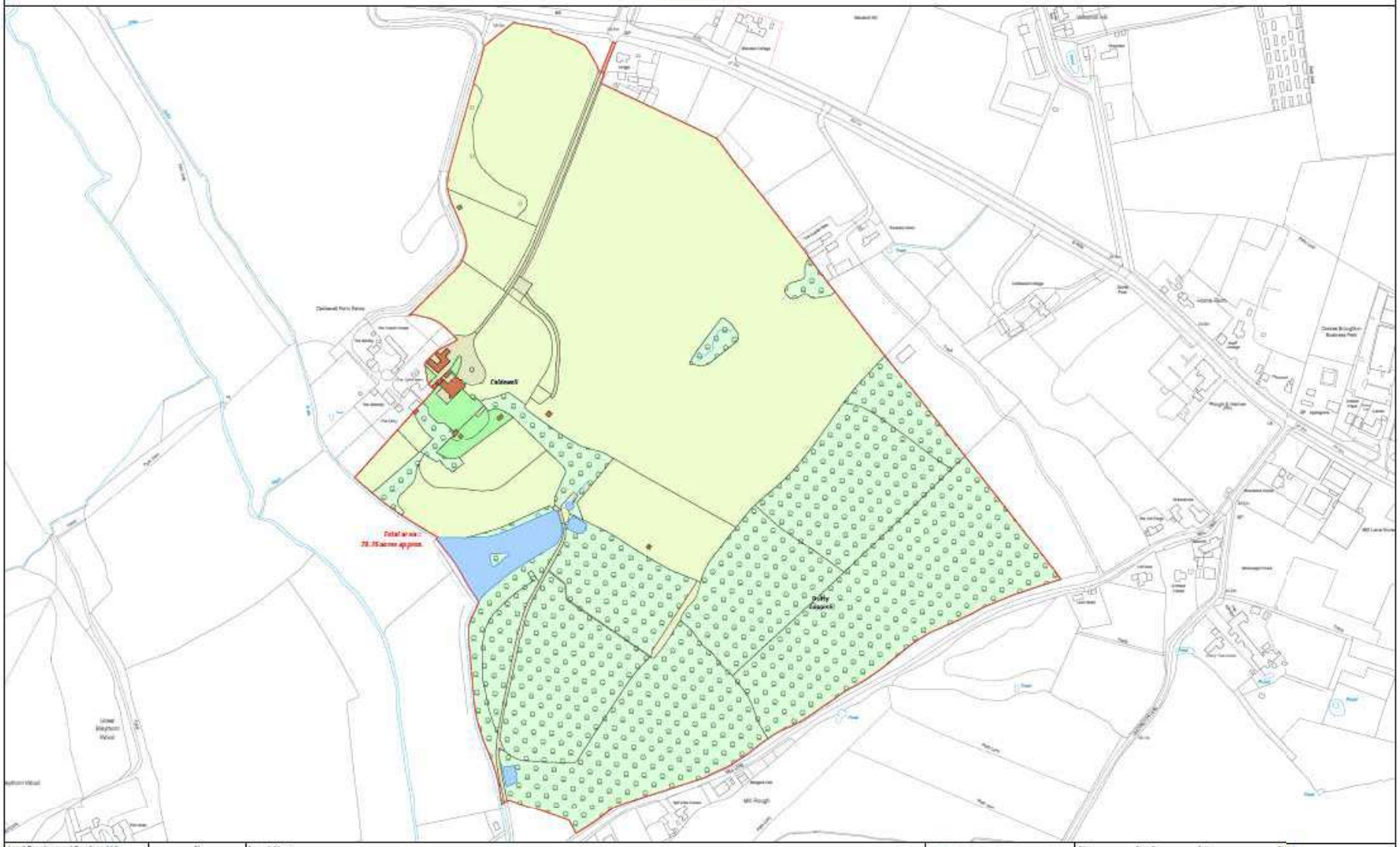


Services:
Mains water and electricity. Oil-fired boiler for central heating. Ultrafast full fibre broadband. Electric car charging point, Private sewerage treatment plant.

Postcode: WR7 4RL

What3Words ///prospers.singing.call

Caldewell



Land Development Services Ltd
Plan Preparation
Unit 15, Glenmore Business Park
Telford Road
Salisbury SP2 7GL

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N
W E
S

Land Use:

- Pasture
- Arable
- Game Cover
- Woodland
- Parkland
- Verge / Misc
- Water
- Orchard
- Heathland
- Rocks / Boulders
- Building (Residential)
- Building / Structure (Agriculture)
- Gardens
- Road / Track

NB: If field & building type are unknown - assumed pasture & residential

LDS
Land & Building Surveyors

Date	Drawn By	Scale	File Ref
24.07.26	CW	1:3500 @ A3	21391

Title: **Caldewell**

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Caldewell
Stoulton

APPROXIMATE GROSS INTERNAL FLOOR AREA:
House: 1,024 sq m (11,023 sq ft) inc Second Floor Storage
Outbuildings: 590 sq m (6,352 sq ft)
Total: 1,614 sq m (17,375 sq ft)
inc. restricted head height
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Date: 03 October 2026
Our reference: STR012593860

Caldewell, Pershore Road, Stoulton, Worcester, WR7 4RL

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £3,500,000.

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We'd love to help you.

Yours faithfully

Knight Frank

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