

THE OLD MANOR

COURT LANE | OFFENHAM



A FAMILY HOME RICH IN HISTORY

Historic character and charm radiate from every ancient brick and beam of The Old Manor, an exquisitely preserved country house in the sought-after Worcestershire village of Offenham.

You're in rural heaven within the fertile Vale of Evesham. Offenham lies next to the River Avon and is on a no through road – so tranquility is assured. It's well placed for Worcester and Cheltenham, both about a 40-minute drive, and Evesham station has mainline rail links.

The origins of this distinguished Grade II Listed manor stretch back to the latter half of the 13th century when the Benedictine Abbots of Evesham Abbey founded a monastic grange and deer park. The 3,923 sq ft six-bedroom home is a treasure trove of period features such as the stunning half-gabled exterior, ancient beams criss-crossing ceilings and walls, exposed stone, inglenook fireplaces and flagstones, but it's very much a modern-day home with all the 21st-century conveniences you could ever need including gas central heating and high-speed fibre broadband.

The drawing, dining and family rooms are of generous dimensions while the equally spacious kitchen/breakfast room is the undoubted heart of the home.

There's also a nicely appointed study and well-equipped utility room while, upstairs, a good night's sleep is assured within six delightful bedrooms – three of them en-suite – all under the recently refurbished roof!

Another notable feature of The Old Manor is its flexibility. A pair of staircases and separate plumbing, wiring and metering serve each side of the house, making it suitable for double occupancy if desired. Plus, a substantial stone and timber 29x16ft detached barn in the grounds has recently been granted planning permission for conversion to an office with mezzanine – just perfect for home working.



Add together the appeal of this beautifully presented historic home, expansive gardens and unspoilt countryside views with its enviable location within a friendly well-served community - and it's an out-and-out winner!

HISTORY AND MODERNITY IN PERFECT HARMONY

With its half-gabled and red brick façade, The Old Manor is a handsome residence and sits back from the lane behind a dry-stone wall. To the right, a five-bar gate opens onto a gravel driveway which concludes at a parking area in front of the barn – there's space for several cars and there's also a single garage.

The mighty oak front door swings open into an entrance hall and reveals a first glimpse of all the period facets that make this charming house so irresistible. To the right, an ancient latched door opens into the 17x16ft dining room, and it's positively baronial with its beamed inglenook fireplace, original flagstone floor and exposed timbers. There's space to seat as many diners as you like at a long table and, with the fire blazing, the stage is set for the grandest yet cosiest of winter dinner parties or family gatherings, particularly at Christmas.

Beyond this is the 17x16ft double-aspect drawing room, a refined haven for relaxing, watching TV or entertaining. A woodburner sits within a stone inglenook fireplace and an arched alcove with shelves is another attractive feature from the past.









WOODBURNERS KEEP IT TOASTY

This fine house sits back from the quiet road. To the left of the hallway is the family room, again warmed by a woodburner. This one is extra-special as the inglenook it occupies has a seat to the side and a little window – a toasty spot if ever there was one! There's also a staircase to the upper floor.

The Old Manor











The study, fitted with shelving and cupboards, lies adjacent to this, and again magnificent oak beams and quaintly uneven walls are the backdrop to a really spacious (17x14ft) light-filled room.

A cloakroom with separate WC is located at the end of the entrance hall. Access to the kitchen/breakfast room and well-equipped utility room (laundry) is via the dining room and inner hallway - the second staircase is here too.

The 18x16ft kitchen/breakfast room is warm and homely. With overhead beams, a stable door to the garden, four windows spilling in lots of light and appealing extras such as a big pantry, double Belfast sink and window seat, it embraces the farmhouse vibe perfectly. It's fitted with a range of cream hand-made bespoke cabinetry under composite marble worktops and top-of-the-range Bosch appliances including a split-level electric oven, fridge, freezer, dishwasher and a snazzy blue Rayburn gas range cooker tucked into a feature brick alcove.

All that's needed to complete the country look is a scrubbed pine table and chairs positioned centrally between a pair of upright timbers - then it's all set up for breakfasts, coffee breaks, laptop browsing, kitchen suppers and for children to do their homework under the watchful eye of the cook!

TIME FOR BED. . .

Under a characterful vaulted and strut-beamed ceiling, the 17x15ft principal bedroom is located at the top of the staircase serving the right-hand side of the house. It's a cosy bedtime haven and, in the winter months, is the perfect place to snuggle up with a book in front of the woodburner set into a fine stone fireplace. It also has an en-suite shower room, with steps down to a separate WC, and a small dressing room.

There are three further bedrooms served by this staircase, approached via a beautiful landing that showcases the period timber features to great effect. One of these is currently being used as a second study. They share a spacious family bathroom with freestanding bath tub, corner shower and twin washbasins.

Accessed via the staircase next to the family room, two further spacious double bedrooms (17x14ft and 17x14ft) both have en-suite shower rooms. Third-floor attic storage is reached via a staircase next to the principal bedroom.








The
Old Manor





GLORIOUS GARDENS

Extending to nearly an acre, the gardens of the The Old Manor offer space and scope for everyone and everything.

The extensive gently sloping lawns draw the eye towards the picture-perfect farmland and hills beyond. For children, this grass is perfect for games and kicking a ball, while gardening enthusiasts will appreciate the well-stocked curvaceous borders, topiary, mature specimen trees and a greenhouse with power supply.

A paved terrace next to the house is the perfect spot for relaxing or dining al fresco, while elegant topiary columns flank steps down to a lower area of lawn which is an open book for usage. Perhaps you crave a vegetable garden or want to install some children's play equipment?

The entire garden is safely enclosed by dry stone walling, beech and blackthorn hedging. At night both the manor and gardens are floodlit, adding even more dazzle to this truly exquisite home!











ROUND AND ABOUT

When it comes to putting down roots, Offenham is one of those fortunate villages that can boast everything needed for a comfortable lifestyle right on its doorstep.

You can pick up all the grocery essentials, daily papers and so on from the local convenience store/post office, while Offenham CE First School is highly regarded and just a few minutes' walk from The Old Manor. There's a choice of secondary schools in Evesham and some excellent independent schools including Bowbrook House, Bredon School and, in Worcester, The King's School and Royal Grammar School.

There's always loads going on at the village hall, British Legion club and St Mary & St Milburgh Church. The local pub, The Bridge Inn, sits next to the River Avon and is popular with locals and visitors alike – the home-made food includes everything from bar nibbles to cracking Sunday roasts. In the summer, there's nothing nicer than sipping a cocktail on the river terrace and watching the boats glide past. Another popular summertime spot is the tap room of the riverside Boat Lane Brewery.

You can't miss Offenham's most notable feature – at 64ft, it's the tallest of just six permanent wooden maypoles in England and the centre of much celebration on May Day.

If you like your vegetables fresh and seasonal then you're in the right place at Offenham where the main occupation is market gardening.

Just three miles away, the vibrant town of Evesham has a choice of supermarkets including Waitrose and Tesco. There's a popular river festival in July and fireworks over the river on New Year's Eve.

WHERE TO GO WHEN YOU NEED:

Milk: The Offenham Village Stores & Post Office on Main Street is open seven days a week. As well as a pint of milk you can pick up other essentials including meat, fish, fruit and vegetables, wine & beer, fresh bread and confectionary.

Weekly Shop: For anything you don't get at the village shop, there is a Waitrose nearby in Evesham as well as Boots, M&S, Tesco, Aldi and Morrisons.

Dinner/Drinks: The nearest pubs are The Bridge Inn and the Fish and Anchor, both situated on the banks of the River Avon. Not far away is the pretty Cotswold town of Broadway which has a range of excellent pubs, bars and restaurants including The Swan Inn and The Crown & Trumpet. Russell's Fish & Chips is very popular and, for fine dining, let's not forget the Lygon Arms.

Golf: Evesham Golf Club, the Vale Golf Club and Harvington Golf Centre are all quite close. Also, Broadway Golf Club is not far away has a great reputation and is set in the beautiful countryside of the North Cotswolds.

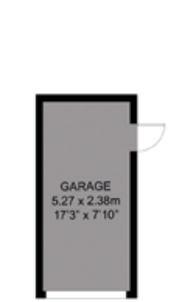
Gym/Fitness: Local gyms in Evesham include The Loft 24hr Gym on the High Street and Pure Gym on the Phoenix Retail Park. Also, The Lygon Arms in Broadway has a good gym and swimming pool. The Evesham Leisure Centre is a great facility with a large gym, two swimming pools, weekly exercise classes and racket and court sports. For those who like rowing The Evesham Rowing Club is nearby.

Walks: You're spoilt for choice here with a range of wonderful walks including many loops along The River Avon and the abandoned railway. You could also drive a few miles and join up onto the Cotswold Way and walk part of the 102-mile trail. Whether you're looking for a short stroll or a long hike, there is something for everyone in this beautiful part of Worcestershire.

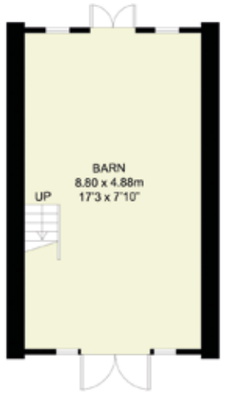
Schools: Offenham First School is well regarded. For secondary schools, Prince Henry's High School in Evesham is Ofsted rated 'outstanding' and there are also a number of private schools for primary and secondary age pupils nearby such as Bowbrook House, Bredon School and, in Worcester, The King's School and Royal Grammar School.



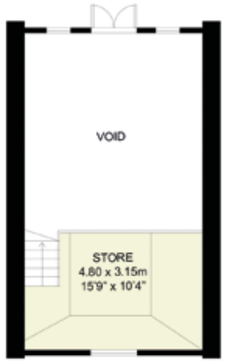
Approximate Floor Area: 3923 sq.ft / 364.5 sq.m
Outbuildings: 771 sq.ft / 71.6 sq.m
Total: 4694 sq.ft / 436.1 sq.m
Limited Use Area: 118 sq.ft / 11.0 sq.m



(Not shown in actual location / orientation)

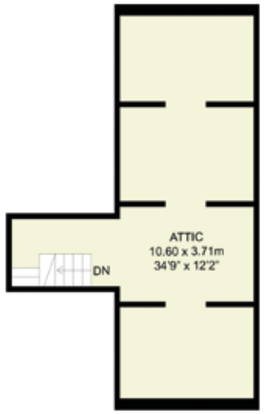


Outbuildings - Ground Floor
(Not shown in actual location / orientation)



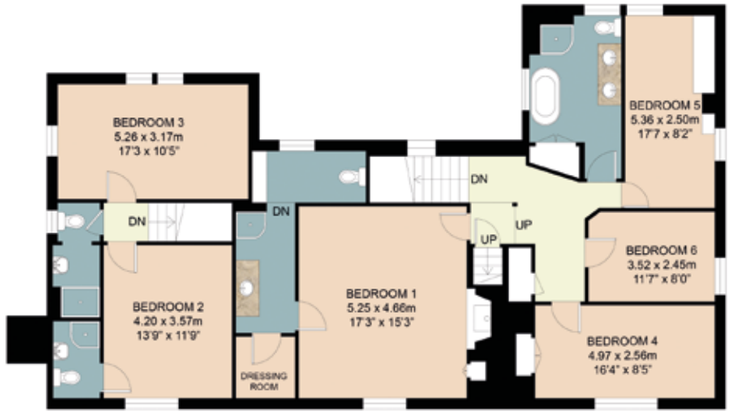
Outbuildings - First Floor

Second Floor





Ground Floor



First Floor

The Finer Details...

- Post Code: WR11 8RP
- Grade II Listed
- Local Authority: Wychavon District Council
- New Roof 2022
- Central Heating: Mains Gas (2 boilers)
- Mains drains
- Broadband: High speed fibre throughout

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STOWHILL ESTATES

What Three Words: ///crash.flown.turns