

# Ombersley Court

Worcestershire





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An exceptional Georgian manor house with an interesting and storied past, which has been meticulously restored, set within just under 50 acres of gardens and parkland

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Ombersley Court, Holt Fleet Road, WR9 0HH

Droitwich Spa 5 miles, Worcester: 6.8 miles, Kidderminster: 10 miles, Birmingham: 25 miles

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***Features:***

Reception hall | 6 Reception rooms | Kitchen/breakfast room  
12 Bedrooms | 10 Bathrooms | Extensive cellars

Grade II\* listed stables with 3 self-contained apartments  
Walled kitchen garden | Grounds | Parkland

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About 49.66 acres

Further 4-bedroom detached cottage available by separate negotiation





### *The property*

Ombersley Court is a magnificent Grade I listed Georgian country house, set within historic grounds on the edge of the village of Ombersley. Dating from the early-18th century, the house was originally the seat of Lord Sandys and has been lovingly restored, offering more than 29,000 sq ft of palatial accommodation. Impressive features include a stunning Grand Hall, tall sash windows, ornate cornicing and mouldings and handsome fireplaces throughout, all alongside elegant modern styling and fittings.

Through its porticoed entrance, the Grand Hall provides a breathtaking welcome to the home, with its galleried landing above, dual fireplaces, patterned ceilings, tiled flooring and handsome sculptures. Towards the rear there are two generous west-facing formal reception rooms with hardwood flooring, handsome oak panelling and full-height sash windows offering views across the rolling grounds. One of these would be ideal for conversion into a substantial open-plan kitchen and dining room, subject to the buyer's preferences and usual consents. An additional three reception rooms can be found on the ground floor, including The Boudoir with its views of the Malvern Hills. There is also the original library, with its carved oak bookshelves and far-reaching views.

There are six immaculate bedrooms located on the first floor, including the Chinese Chippendale room which was designed for the Prince Regent on his visit to Ombersley Court and which retains its original décor and features. There is also the Duke of Wellington's room along with each of the remaining five first-floor bedrooms which have received full renovation and feature a stylish modern finish. Three first floor bedrooms are en suite, while there is also a family bathroom, with all bath and shower rooms benefitting from bespoke cabinetry, heated marble floors and high-specifications bathroom fittings. Further accommodation is available on the second floor, which could be used as a separate dwelling with its own kitchen and utility room. The upper level also offers six bedrooms, all of which are en suite.

The property's cellar provides sprawling additional floorspace with numerous rooms for storage or other uses, such as wine cellars, tasting rooms, workshops or leisure amenities, and it is said once stored the barrels of Lea and Perrins Worcestershire Sauce when the recipe was first bought back from India.

### *Outside*

The grounds and parkland of Ombersley Court are Grade II listed and extend to just under 50 acres of rolling parkland and manicured lawns. The Grade II\* listed stable block, which is set around an open courtyard. The ground floor of the stables is currently used for storage and workshop space, but could provide opportunities for conversion while the upstairs includes three self-contained apartments, which provide the potential to accommodate guests, staff or lodgers. The gardens and grounds themselves were designed by John Webb in the early 18th century, and include sweeping lawns, an array of mature specimen trees and a walled kitchen garden with a pump room, kennels and an ice house.

Available separately just outside the walled garden is Vine Cottage, a beautifully restored Grade II listed four bedroom house set in its own grounds and with garage annexe.

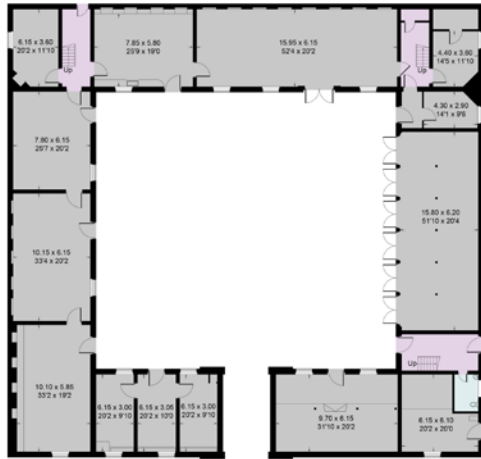








*Floorplans*  
*Approximate Gross Internal Area = 2730.7 sq m / 29393 sq ft*  
*Stable Block = 1340.2 sq m / 14426 sq ft*  
*Total = 4070.9 sq m / 43819 sq ft*



Stable Block - Ground Floor

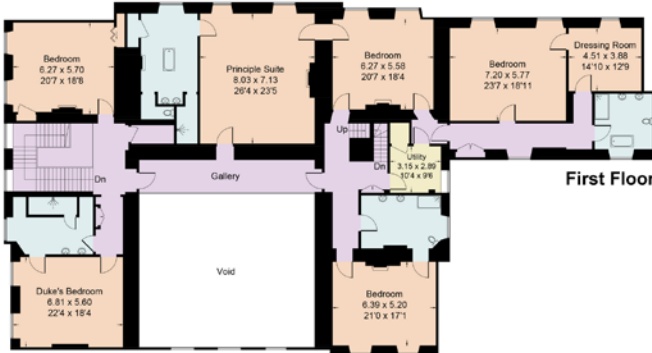


Stable Block - First Floor

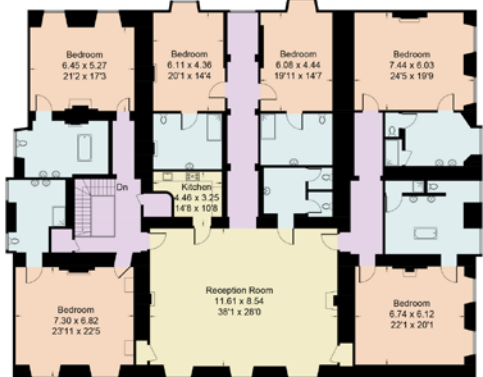
Apartment 1



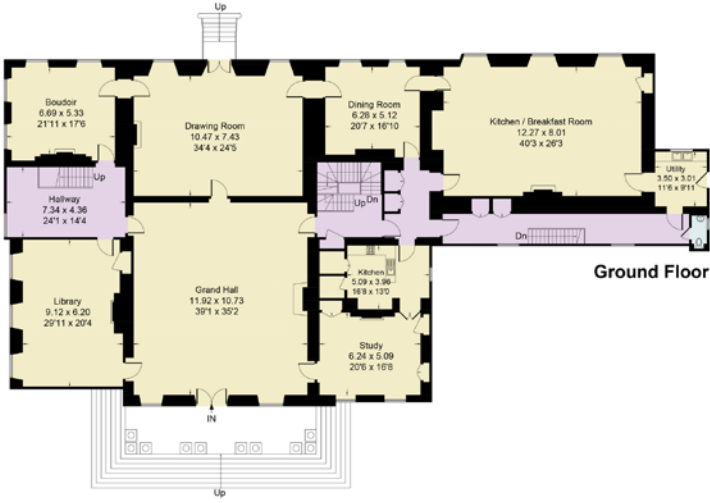
Apartment 3



First Floor



Second Floor



Ground Floor



Basement





Location

The property is situated on the edge of the charming and historic village of Ombersley, surrounded by beautiful rolling Worcestershire countryside. The village is steeped in history, with its extensive collection of listed buildings, including splendid Tudor cottages, which line its main street. There are useful local amenities in Ombersley and a thriving local community. Shops include a butcher, fishmonger, a deli and a coffee shop, while there's also a choice of pubs and restaurants. The village also has a community garden and park, and a village hall with a full calendar of events and activities. Schooling in the area includes eight schools within a three-mile radius of Faber, two of which are rated 'outstanding' by Ofsted. Independent schooling is available at The Royal Grammar School and King's Hawford School.

Five miles away, Droitwich Spa offers further amenities, including supermarkets and a selection of shops, while Worcester is just over six miles to the south, with its excellent shopping, leisure and educational facilities. The area is well connected by road, with the A449 providing access to Worcester and connecting to the M5. Meanwhile, Worcester's

mainline station provides regular services to London Paddington. International travel can be accessed via Birmingham Airport which serves Europe and beyond.

Directions

what3words: ///electric.bouncing.theory - brings you to the property entrance.

General

Local Authority: Wychavon District Council

Services: Mains electricity and water, oil fired central heating and private drainage (we understand this is not compliant to current regulations)

Council Tax: Ombersley Court H

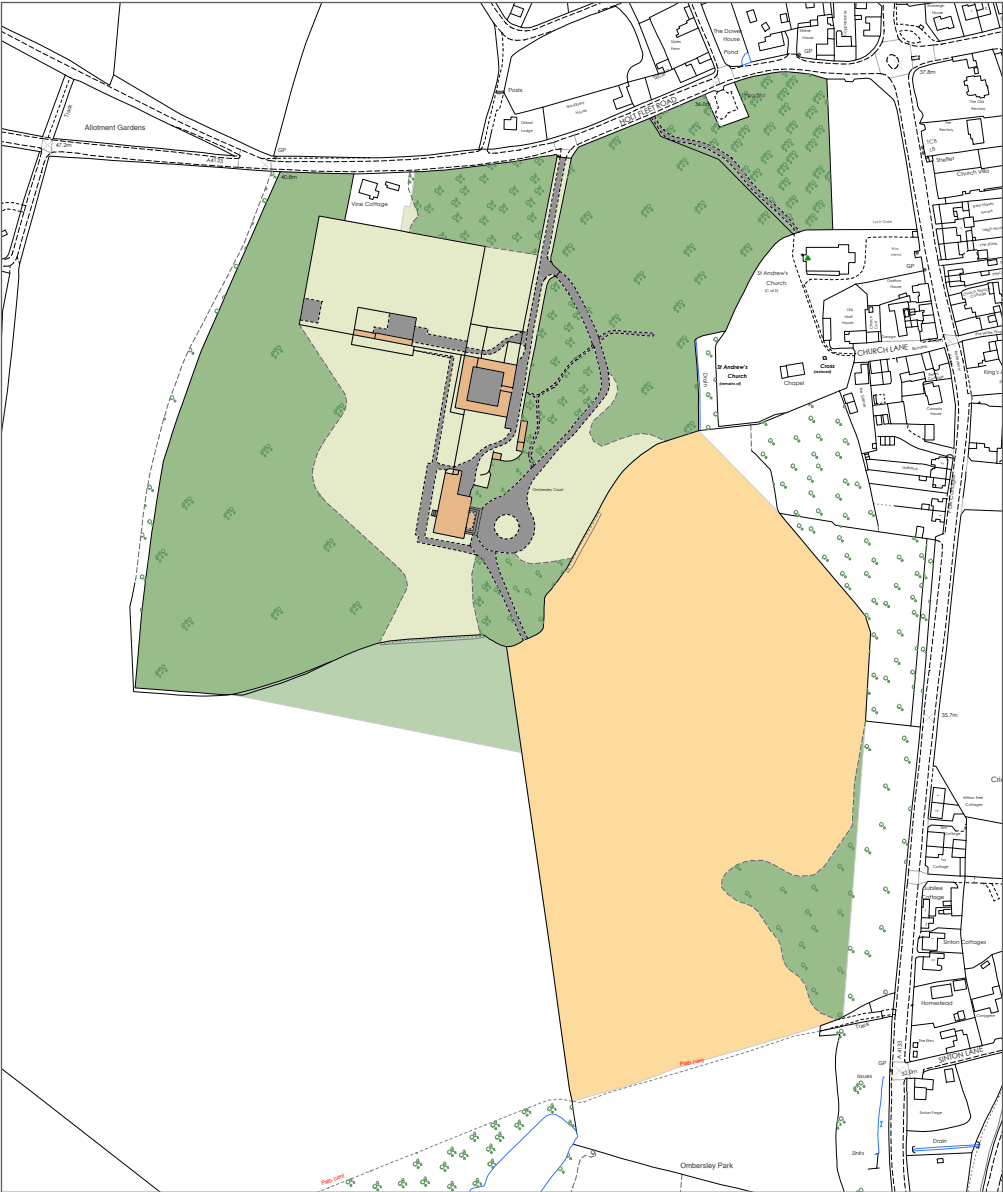
Stable Flat 1: B, Stable Flat 2: A, Stable Flat 3 B

Tenure: Freehold

EPCs: Stable Flats 1 & 2 Band D, Stable Flat 3: E

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Guide price: £13,500,000



Ombersley Court

Total Area (20.10 ha / 49.66 ac)

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Not to Scale. Drawing No. Z27133-01 | Date 15.12.25



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