



# Country house has royal connections

**Tookey's Farmhouse  
Evesham Road  
Astwood Bank, Redditch**

**BELIEVED** to have originally been a hunting lodge for King John, this superb Grade II listed country house has been owned and lovingly looked after by the Simmons family for almost 33 years. It offers a home of distinction in a private location, close to all amenities, but tucked away down its own long lane.

Having brought up their five children there, and purchased the neighbouring bungalow in 1974 (included in the sale), Peter and Sheila Simmons are downsizing.

"I can honestly say it's been a superb family home, with a heart and soul, and we've even held the children's wedding reception in the garden," said Sheila.

"But we have to be realistic. The paddock is about six acres, the gardens two and there is a range of outbuildings so we want to

hand it on to another family before it all becomes too much for us."

With the post and railed paddock, brick built substantial barns (two) and former milking parlour with a hayloft above, it could be ideal for a family with equestrian interests.

The long drive from the Evesham Road leads to excellent parking in front of a large, open fronted garage block. There is also a timber garage (40' x 25'10") with light and power.

The period features in the house include a wealth of oak beams and extensive Tudor panelling in tremendous order, too numerous to list in detail. It also has more up to date comforts such as central heating and double glazing.

From the hallway, oak latch and brace doors lead to the kitchen and drawing room.

The drawing room features a superb inglenook fireplace with a fitted logburner and an internal window overlooks the dining room.

There is a snug with a feature original external

timbered wall, and the dining room has a wealth of timberwork.

The magnificent snooker room, part of the original house, boasts a very unusual ornate plaster ceiling believed to pre-date the 14th century. It also has a huge sandstone fireplace, oak flooring and a feature oak window to the snug plus a French door to the front.

The study is a good size and the fitted breakfast kitchen includes the oil-fired Aga.

The utility offers further facilities and includes and cloaks cupboard and pantry and there is also a downstairs cloakroom.

The first floor landing boasts its original oak flooring and has lathed and braced doors leading off to four spacious bedrooms and the bathroom.

The master bedroom includes a sandstone fireplace and ornate plaster frieze and has a large en suite/dressing room (16'x10'2") with a range of fitted wardrobes, a bath, separate shower cubicle, toilet and washbasin.

The guest bedroom also has a feature sandstone fireplace and bedrooms three and four are fitted with a range of wardrobes.

The separate bungalow, with an agricultural tie, was purchased by the Simmons' 30 years ago to increase their privacy and has been kept in good order, although it has not been occupied permanently for a while. It is double glazed and constructed of pre-cast concrete.

It has a hallway, lounge with a brick built fireplace, fitted kitchen with plumbing for an automatic washing machine, two bedrooms, a bathroom with a bath, separate shower cubicle and washbasin and a separate toilet.

The extensive, mainly lawned grounds extend to all sides of the property and have been lovingly tended. In all, including the paddock, they extend to about eight acres and enjoy super views across to the Malvern Hills.

Viewing is via Nigel Poole & McGinn on 01527 591009 and the guide price is £1,300,000.