



Abberley House
Droitwich Road | Martin Hussingtree | Worcestershire | WR3 8TE

ABBERLEY HOUSE

An extended, detached country home set in a generous plot enjoying far reaching views to the west and strategically well placed for regional transport infrastructure between Worcester and Droitwich. Abberley House has been fully renovated and features four double bedrooms, a detached double garage and a private gated entrance.



Ground Floor:

Walking through the solid mahogany front door of Abberley House takes you into a light and airy entrance hallway. To the left is the spacious drawing room featuring dual aspect windows, sliding glazed doors to the garden and a fireplace. To the right of the entrance hallway are double glazed doors leading into the snug. There is a dining room and a kitchen/breakfast room. The kitchen boasts fabulous views across to Abberley, Neff appliances and a door leading to the entertaining patio. This flows into the utility room and an internal single garage, currently being used as storage and a gym. There is a guest cloakroom on the ground floor.







Seller Insight



Abberley House is an attractive, spacious home and the present owners were delighted to discover it. It was near Worcester Royal Grammar School for their two sons, had easy access to the M5 for commuting into Cirencester for work. For international travel, the house is about 30 minutes from Birmingham International Airport and just two hours from Heathrow. The added attraction was the tranquil rural setting, with beautiful, uninterrupted views stretching across the countryside to the Abberley Hills. The house ticked all their boxes and they have loved the life it has provided for 34 years.

The owner explains that the house is solid and well built, with very spacious rooms which they replastered and also renewed some ceilings; and of course have completed running repairs and decoration. They also laid attractive cream coloured tiles throughout the ground floor, apart from the lounge. These enhance the light filled positive, ambience of the house.

It is a home where every room is used and appreciated and where the kitchen is the hub for everyday living, with meals round the table. It is a most sociable area, as the cook can chat to family or friends as they relax in the snug just off the kitchen. The drawing room has a double aspect and with views across the garden and towards the hills, it is a relaxing and happy place to spend family downtime.

The owner says, unusually, her favourite room is the second utility room, converted from the internal garage, and which has retained its swing doors. It is a multipurpose zone where she has her gym, airs the clothes, whilst the storage here and in utility room one, is superb. It is also a perfect place for serving drinks and food when they have a barbecue. Thirty people appreciated a summer barbecue and there have been numerous family celebrations; and with a patio stretching the length of the house and patio doors open, guests can mingle happily between house and garden.

The private garden has seasonal colour and a lawn that has had to be large enough for football games. It is also a calming oasis where you can sit and watch the summer hay baling in the field at the end of the garden and the Abberley Hills beyond.

*Abberley House enjoys an excellent location with good nearby amenities; a local restaurant and a great garden centre, whilst neighbouring Salwarpe, just over a mile away, has a village hall with clubs and activities. There is a good bus service into nearby Worcester, and to Droitwich, Bromsgrove and Birmingham. The present owners are sad the time has come to downsize and will miss the house, the views and the quiet location but they take away many happy memories.**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







First Floor:

The first floor comprises four double bedrooms and a family bathroom. The main bedroom has fantastic views and an en-suite shower.











Outside:
Abberley House is approached through private gates and driveway leading to ample parking to the front of the property. There is a detached double garage located on the driveway. There is a lawned garden to the front and rear of the property.









LOCATION

Abberley House occupies a strategic location on Droitwich Road, lying less than 2 miles from Droitwich Spa, 1.4 miles from Fernhill Heath and 4.2 miles from Worcester. Martin Hussingtree sits to the west of the A38, a mile north of Fernhill Heath, which benefits from village shops, a public house and popular primary school. The headquarters of The West Mercia Police Force at Hindlip Hall is also a little over a mile away.

Droitwich Spa provides a range of shopping, including Waitrose, as well as a full range of commercial and professional amenities. This historic town, with a history based on the salt trade stretching back to Roman occupation, is characterised by its historic High Street, vibrant community, and The Chateau Impney Hotel.

The cathedral city and county town of Worcester is increasingly recognised as a university town. Worcester is a thriving regional centre, straddling the River Severn, and offering a wealth of recreational amenities with its picturesque county cricket ground, racecourse, premiership rugby club and rowing.

Worcestershire Parkway Railway Station, situated to the east of Worcester, off Junction 7 of the M5, is intended to increase the capacity to London as well as reduce journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres.

For international travel, Abberley House is only 30 minutes from Birmingham International Airport and only two hours from Heathrow.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. These include both The Kings Schools and Royal Grammar School, Bromsgrove School, Malvern College.





Services
Mains electricity, drainage and water
LPG gas

Tenure
Freehold

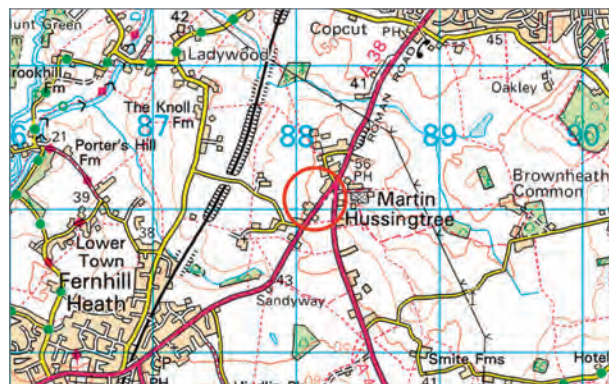
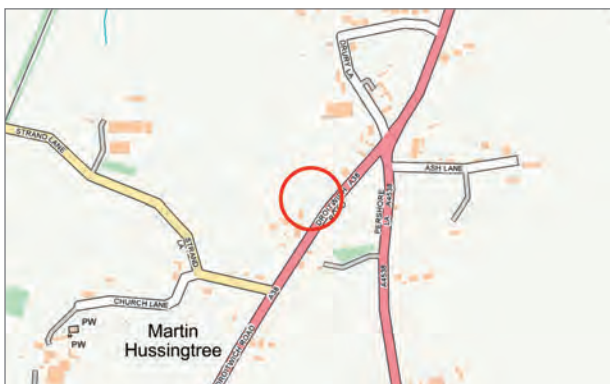
Local Authority
Wychavon District Council
Council Tax Band G

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Viewing Arrangements
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Website
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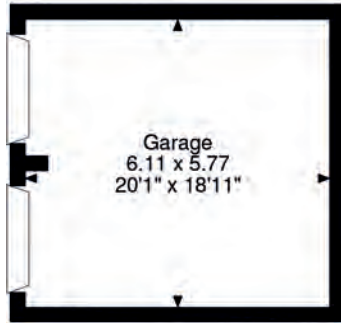
Opening Hours
Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm



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VAT Reg No: 178445472 Head Office Address: 1 Regent Street Rugby CV21 2PE

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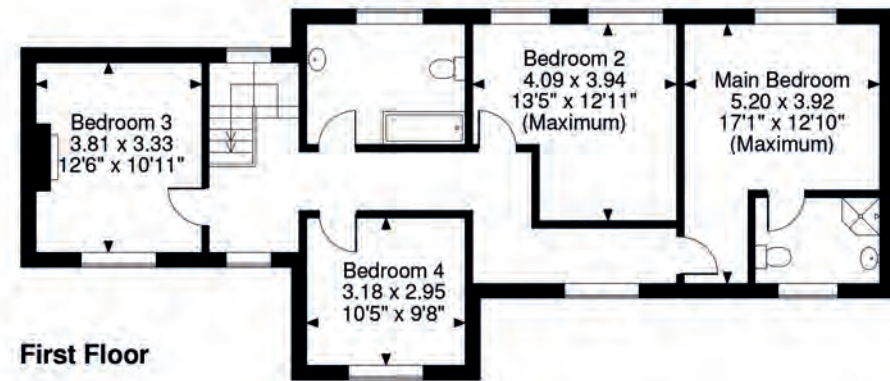
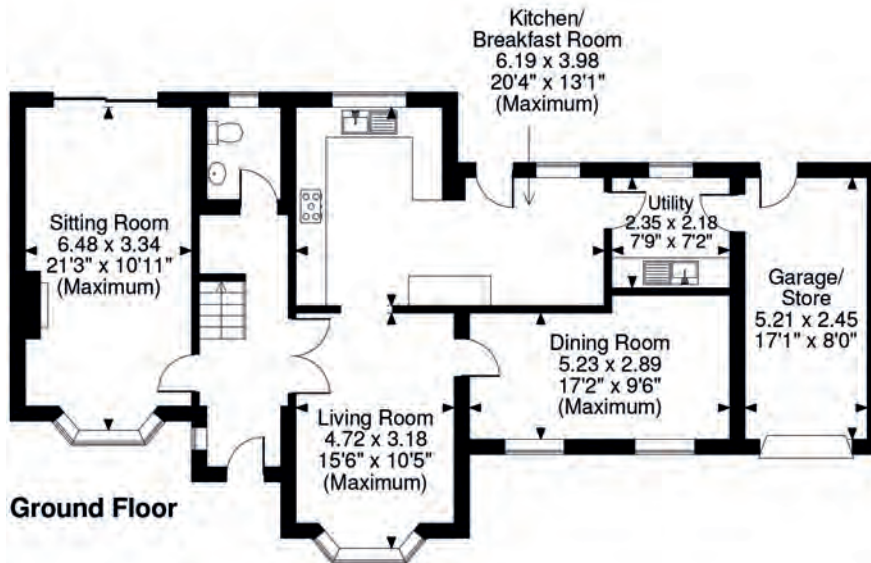
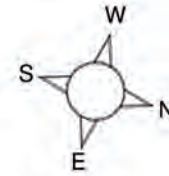
Abberley House, Droitwich Road, Martin Hussingtree, Worcester

Approximate Gross Internal Area

Main House = 1901 Sq Ft/177 Sq M

Garages/Store = 517 Sq Ft/48 Sq M

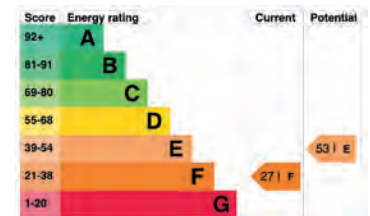
Total = 2418 Sq Ft/225 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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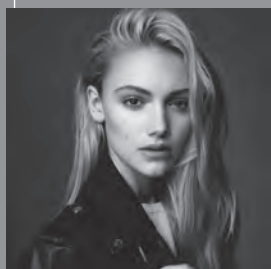
HALINA DAY

Fine & Country Droitwich Spa
T: 01905 678111 | M: 07920 857 582
email: halina.day@fineandcountry.com



RICHARD HARPER

Fine & Country Droitwich Spa
T: 01905 678111 | M: 07801 734 216
richard.harper@fineandcountry.com



CATHERINE NEILSON

Fine & Country Droitwich Spa
T: 01905 678111 | M: 07729 801 143
catherine.neilson@fineandcountry.com

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Fine & Country
Tel: +44 (0)1905 678111
droitwich@fineandcountry.com
12 Victoria Square, Droitwich Spa, Worcestershire WR9 8DS

