



Abingdons Farm, Wichenford

Worcester | WR6 6XY



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A magnificent 5 bedroom detached farmhouse offering charm and sophistication throughout. Set in the delightful village of Wichenford and surrounded by glorious countryside views.

Location:

Situated on the outskirts of the rural village of Wichenford, whilst benefiting from the peace and quiet of its rural position, the property is well located for both local facilities and commuting. Highly regarded for its offering in countryside pursuits such as public footpaths with a picturesque church, a local public house and Thai restaurant close by. The nearby village of Martley offers an active community and a great selection of amenities. The historic Cathedral City of Worcester is approximately 8 miles away, providing extensive facilities such as hospitals, supermarkets, cultural and sporting venues.

Worcester (8 miles), Birmingham (32 miles), Cheltenham (32 miles). All miles are approximate.

Education:

This property lies within the catchment area for Martley CofE Primary School, as well as the renowned Chantry School. Both schools are accessible within approximately a mile and a half. There are superb independent schools in the local area. The Royal Grammar School and King's School both have excellent nurseries, preparatory and secondary schools located in and around Worcester City.

Accommodation Comprising Of:

Entrance Porch, Hallway, Snug, Sitting Room, Orangery, Piano Room, Kitchen/Diner, Laundry, Rear Hall, Cloaks/WC, Master Suite plus 4 additional Double Bedrooms + Attic Room, Bathroom and Shower Room.

Ground Floor Accommodation:

Enter this period farmhouse through the impressive oak front door which welcomes you into this elegant property full of charm and character. The partially glazed front door leads through to ground floor





living accommodation, original oak doors throughout lead firstly into the snug which is the perfect room to enjoy a peaceful retreat with a feature stone fireplace and flagstone hearth and inset log burner. The spacious sitting room is full of character beams with an inglenook and feature wood surround. The herringbone brick detailing provides a focal point to the inset log burner and flagstone hearth. The room is bright and airy with a bay window and double patio doors to the side patio, a perfect spot to catch the morning sunshine. At the end of the hallway the magnificent orangery offers a glorious space to relax and unwind, with stone flooring and wonderful views of the garden. The ceiling lantern and feature windows bathe this room in light and double french doors provide access to an additional patio where al fresco dining and entertaining can be enjoyed all year round. The piano room with quarry tiles lead into the spacious farmhouse kitchen and dining area. At the heart of this exceptional home is the kitchen - a room where all the family come together and where memories have been made. The Shaker style kitchen has wall and base units which provide ample storage. The large range cooker with gas hob has canopy over. There is space for a dishwasher and fridge. French doors lead directly onto an additional terraced area. Leading through to the rear hall is the laundry which offers further storage solutions, with base and wall units and space for white goods and a double fridge freezer. There is a very useful cloakroom and WC. Stairs lead to the first floor.

First Floor Accommodation:

The Master Suite is beautifully finished with fitted wardrobes, a dressing area with sink and vanity unit and a highly appointed en suite, with toilet and large glass open shower with rainfall shower head. On this floor there are three further double bedrooms, all providing beautiful countryside views. A shower room also contains very useful eaves storage. The family bathroom, has a sink and toilet with featured recessed bath and attractive marble effect floor and wall tiling. A useful landing/study area completes the first floor.

Second Floor Accommodation:

Located on the top floor is a large bedroom and a further attic room and excellent storage options between the two.

Outside:

There are so many wonderful areas to enjoy in the grounds and gardens of this glorious property from the different patios, lawned areas and manicured hedges which add to its privacy, fruit trees, established shrubs and borders and even a vegetable patch, a perfect





place for a keen gardener. A feature stone built water feature for late evening enjoyment. There is parking for numerous vehicles and a brick built storage shed which has potential for garage conversion subject to planning.

Services:
Mains water and electricity. LPG heating. Private shared drainage.

Tenure:
Freehold

Local Authority:
Malvern Hills

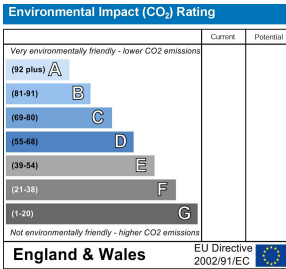
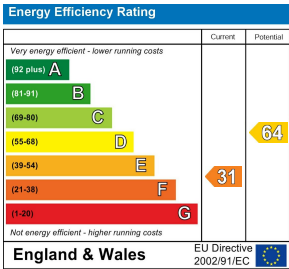
Council Tax Band:
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