



6 Long Meadow

Abberley, WR6 6FD

Andrew Grant



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Abberley, WR6 6FD

 **3 Bedrooms**  **1 Reception**  **2 Bathrooms**

Freehold / 1,309 sq. ft.

KEY FEATURES:

- Contemporary family home
- Beautiful décor throughout
- Countryside views to the front
- Stylish Haden kitchen
- Cloakroom
- Master with en-suite shower room
- Air source heating
- Private walled rear garden
- Ample parking to the front and side
- Garage

An exceptionally striking contemporary detached family home, nestled within an exclusive development.

This stylish property includes a spacious reception hall, a well-appointed kitchen breakfast room, a comfortable lounge and a convenient cloakroom situated on the ground floor.

Upstairs, you will find three generously sized bedrooms, including a master bedroom with an en-suite shower room. Additionally, there is a thoughtfully designed family bathroom.

Outside, the property boasts a garage and ample parking space. To the rear is a private garden offering a serene retreat, perfect for dining al fresco.



Situation

6 Long Meadow is nestled in the heart of Abberley village, just a stone's throw away from Abberley stores and the post office. The village boasts a charming array of amenities, including two historic churches, the Manor Arms Public House, a nursery, a first school and a vibrant village hall.

For additional conveniences, residents can explore Great Witley, the neighbouring village, which offers amenities like a garage/Spar and a doctors' surgery. A short drive away lies the extravagant Elms Hotel and Spa.

Surrounded by picturesque undulating countryside, Abberley offers delightful walks, including direct access to the Worcestershire Way.

Abberley's strategic location makes it a gateway to the nearby Wyre Forest towns of Stourport-on-Severn, Bewdley and Kidderminster, as well as the captivating Cathedral City of Worcester. Kidderminster provides direct rail links to Worcester, Birmingham and London, ensuring excellent connectivity. Moreover, easy access to the M5 motorway is available via junctions 5 in Wychbold and Junction 6 in North Worcester.

Description

This superb family home was meticulously crafted by Piper Homes in 2022. This appealing property stands out with its contemporary charm and luxurious features including a splendid Haden kitchen, air source heating, double glazing and fitted blinds throughout and Amtico flooring in the kitchen, hallway and downstairs cloakroom.

The property is approached via a shared driveway, leading to private block-paved hardstanding at the front and side, providing convenient parking. The front of the property enjoys a southerly aspect overlooking farmland and the iconic Abberley Clock Tower.

Upon entering, you are greeted by a spacious reception hall adorned with Amtico flooring, setting the stage for the elegance that follows.

The heart of this home is its light-filled breakfast/kitchen, complete with an integrated Bosch oven and grill, an induction hob and an extractor hood over. An Indesit fridge/freezer and dishwasher effortlessly blend into the kitchen's sleek layout. French doors open to the rear garden, creating a seamless flow between indoor and outdoor spaces, perfect for entertaining.





An equally bright and inviting front-to-back lounge awaits, offering French doors that lead out to the meticulously landscaped rear garden. This lovely room is designed for relaxation, providing a tranquil retreat after a busy day.

A convenient cloakroom with low-level WC and washbasin completes the ground floor ensemble.





First floor

Upstairs, a spacious landing grants access to three excellent sized double bedrooms and the family bathroom.

A fantastic master bedroom resides to the rear of the property, with pleasant garden views from its window. This wonderful bedroom also features an en-suite shower room complete with a low-level WC, washbasin, shower cubicle and window to the front aspect.



Bedrooms two and three are both spacious double rooms located on the left side of the property.

The second bedroom features a window at the front and a built-in wardrobe, providing ample storage space.

Bedroom three offers a charming view of the garden from its rear-facing window.

Additionally, a well-appointed bathroom with low-level WC, washbasin, bathtub with shower over and window to the front completes this level.



Gardens and grounds

To the rear an enclosed walled garden offers a private oasis, featuring a wide patio and a lawn, perfect for outdoor activities and gatherings. A gate at the side adds to the convenience.

Agent's notes

Please be aware that there is a management charge for the site, but it is not currently being billed. This charge will come into effect when Piper Homes formally hands it over. We believe that the management costs for maintaining the communal areas will amount to approximately £26.67 per calendar month.

Services

Air source heating. Mains electricity, water and drainage.
Broadband is available at this property.

Council tax band - E.

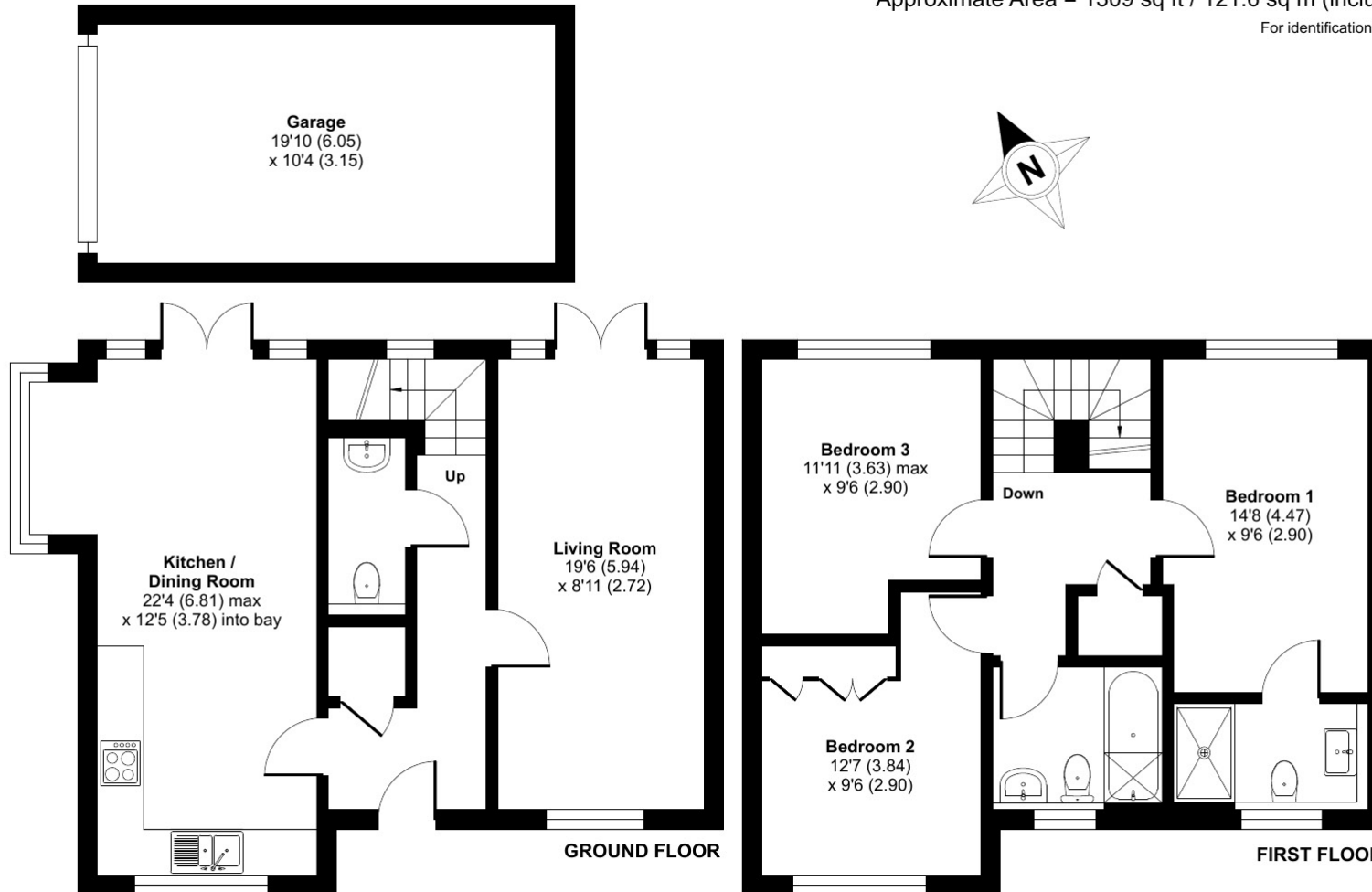




Long Meadow, Abberley, Worcester, WR6

Approximate Area = 1309 sq ft / 121.6 sq m (includes garage)

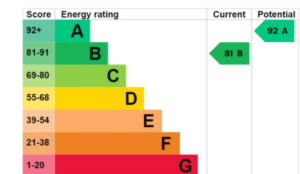
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Andrew Grant. REF: 1049370



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