



Mylor, The Common

Abberley, WR6 6AY

Andrew Grant



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4 Bedrooms



3 Receptions



3 Bathrooms

Freehold / 1878 sq. ft.

KEY FEATURES:

- Remarkable family home
- Wonderful countryside views
- Tranquil village setting
- Study/office
- Master with dressing room
- Two en-suite shower rooms
- Workshop
- Long rear garden
- Driveway parking for two cars
- Two single garages

A superb family home nestled within a delightful village setting, offering glorious countryside views.

Location

Nestled in the sought-after village of Abberley, Mylor is situated along a private drive, offering various amenities. These include Abberley Parochial V.C Primary School, Manor Arms Public House, a general store, Post Office, two churches, and a village hall. Additionally, a doctor's surgery is available in nearby Great Witley.

Chantry School in Martley offer excellent educational opportunities within easy reach. Mylor enjoys proximity to neighbouring Wyre Forest towns, Worcester, and Birmingham.

Residents benefit from rail connections to Birmingham and London from Kidderminster and Worcester, and easy access to the M5 motorway via Junctions 5 at Wychbold and 6 at Warndon, facilitating travel to the north of Worcester.

With its prime location and ample amenities, Mylor offers a tranquil yet well-connected village lifestyle.



The front

The property is accessed from the village lane via a private drive. This drive also serves the other four properties, granting them access rights across it. The driveway to the front of the property provides parking space for two cars and includes an electric charging socket. Additionally, there are two single garages with up-and-over doors.

Towards the front, there is a lawn with raised planted borders, leading down to a gravel area and paved pathway in front of the house. The house features photo voltaic panels connected to a battery in the roof, contributing to a feed-in tariff.

A small step leads up to the front door, while on the left-hand side of the property, there is a gate with steps leading down to the side of the house. Here, you will find the storage area for the LPG gas bottles used for the living room's gas fire.

Hallway

Upon entering the property, you step into the hallway where stairs lead up to the first floor. Directly to the left is a study, perfect for those who work from home, while on the right-hand side, you will discover the downstairs cloakroom WC. This space includes a wall-hung basin with pillar taps, complemented by a tiled splashback and a coloured close-coupled WC.

Living room

As you progress down the hallway, you will encounter a door that grants access to the main living area. This expansive room boasts large French doors with glass side panels, providing access to a raised patio. Here, you are treated to breathtaking views spanning across fields, countryside and woodland. Within the living area, a LPG gas fireplace adorned with a stone surround, marble mantle and hearth adds warmth and character. Additionally, a three-panel stained-glass window offers a glimpse into the hallway.

Dining room

At the end of the hallway, you will find a convenient storage cupboard, followed by a doorway leading into the dining room. This inviting space features a large window that overlooks the front garden, creating an ideal setting for enjoying meals with family and friends. From the dining room, a doorway leads through to the kitchen, completing the seamless flow of this home's main living spaces.



Kitchen

The kitchen offers stunning views of the rear garden and the countryside beyond. It features a stainless-steel one and a half bowl sink with a single lever tap and under cupboard lighting, ideal for meal preparation. Equipped with a four-zone AEG induction hob, a glass splashback and an integrated extractor fan, as well as a built-in microwave and double oven with a warming drawer, there is ample space for a freestanding fridge-freezer and an integrated slimline dishwasher. The aesthetic is complemented by pale sage painted kitchen cabinets and tiled flooring.

Garages

A door from the kitchen opens into the two single garages. One of these garages is being used as a utility room, offering space for a washing machine and tumble dryer. It also features kitchen cupboards with a sink and drainer, providing practicality and convenience. The other single garage is utilised as a workshop, accessible through a doorway.







Master bedroom

As you ascend the stairs, you will reach the landing area, where you will find four bedrooms, two with ensuites and the family bathroom. Directly to the left is the master bedroom, boasting an extensive array of built-in cupboards and a generously sized window offering breathtaking views of the rear garden and beyond.

Within the master suite, there is also an area featuring a washbasin, as well as a separate space housing a shower enclosure equipped with a mixer shower and a low-level WC. Additional features include an obscure-glazed window, a chrome towel radiator and access to a dressing room, which could also be used as a study/home office.

Family bathroom

As you proceed along the landing, you will come to the family bathroom. This well-appointed space features a wall-hung white washbasin with a single lever tap, a close-coupled white WC and a P-shaped bath equipped with a chrome mixer tap and a separate chrome shower. Completing the ensemble is a curved glass shower screen and an obscure-glazed window, ensuring both functionality and privacy.



Bedroom two

Located at the front of the property is bedroom two, a particularly spacious double bedroom, with a built-in cupboard and chest of drawers. This room boasts two windows. Moreover, it includes an ensuite bathroom complete with a white pedestal basin with chrome pillar taps, a close-coupled white WC, an obscure-glazed window and a shower cubicle equipped with a mixer shower.

Bedroom three

Bedroom three features an L-shaped layout and a window offering delightful views to the front.

Next on the right of the landing is a useful airing cupboard, complete with a radiator for added convenience.

Bedroom four

Wrapping up the bedroom accommodation is another single bedroom, also with a built-in cupboard, boasting delightful views overlooking the garden and countryside.





Garden

Mylor with its wonderfully secluded village setting boasts an exceptionally long garden, providing privacy and breathtaking countryside views. The west-facing garden ensures delightful sunny evenings, perfect for watching the sunset from the rear patio.

From the garage, an external door leads out onto the rear patio terrace. Positioned to the right is the oil tank and to the left the external boiler, a Greenstar Heatslave 25/32 ERP Worcester boiler. This patio extends around to the living room side of the property, featuring double French doors and a large patio above the workshop, offering stunning views of the surrounding countryside.

Steps descend to a lower flat patio terrace area, incorporating additional patio space and a garden shed. Below the upper patio area lies a spacious brick built workshop with block and beam roof.

Further steps lead down to an area bordered by lovely specimen planting including a beautiful magnolia tree situated on a terraced lawn area with borders featuring mature planting and hedging encircling the property. Additional steps lead to a vegetable plot area with three raised beds and two apple trees (Bramley and James Grieve varieties). The garden slopes further down to an area that has been maintained to encourage wildlife and also features two Damson trees.

Services

Mains electricity, water and drainage.

Private Solar Photovoltaic panels with Enphase AC battery, 1.2kWh.

Oil fired Greenstar heatslave 25/32 ERP external Worcester boiler.

Security alarm system.

Broadband 65Mbps download 16Mbps upload.

Council tax band - E.



The Common, Abberley, Worcester, WR6

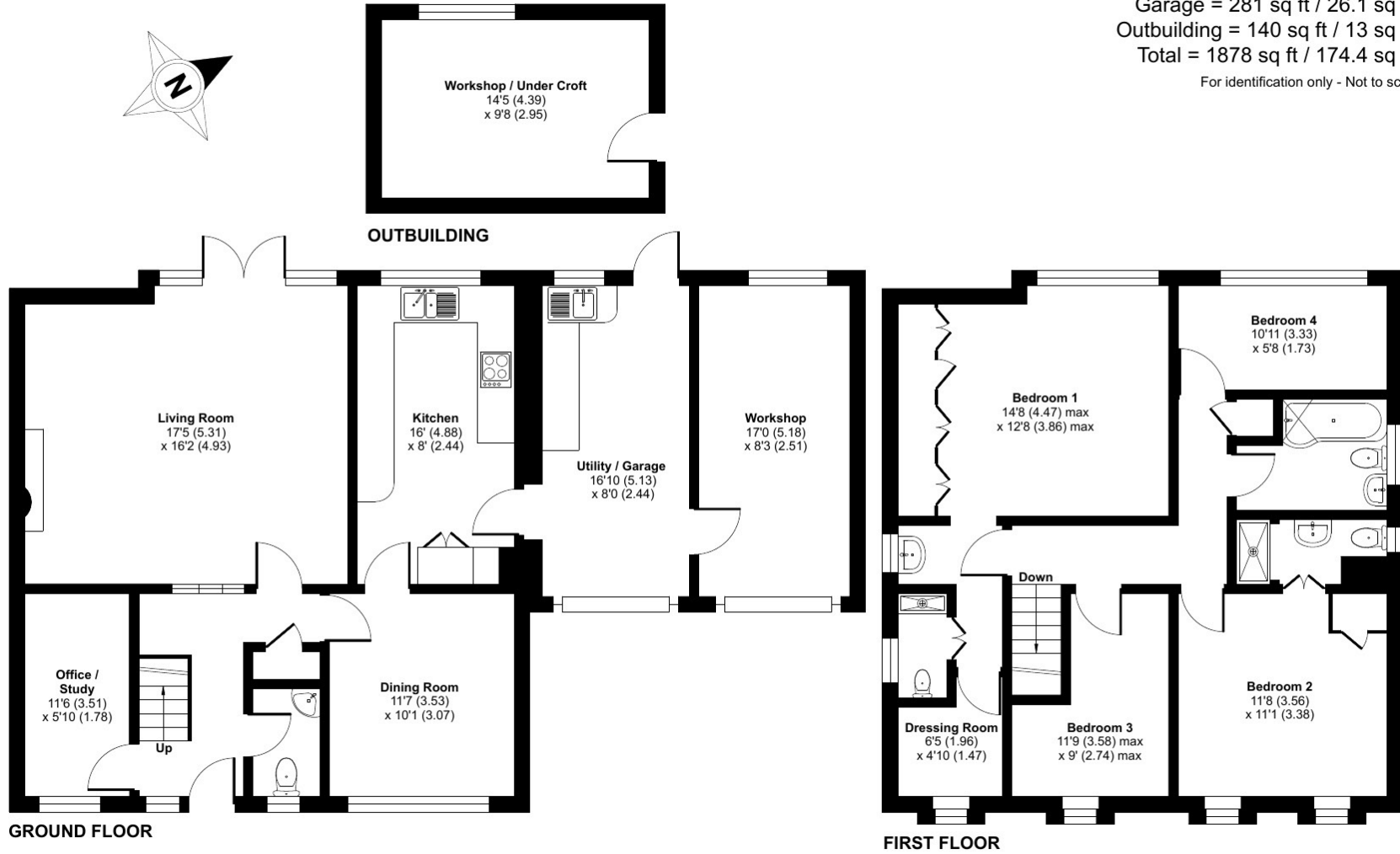
Approximate Area = 1457 sq ft / 135.3 sq m

Garage = 281 sq ft / 26.1 sq m

Outbuilding = 140 sq ft / 13 sq m

Total = 1878 sq ft / 174.4 sq m

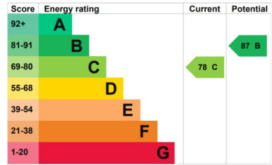
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1101588



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