



3 Abberley View

Holt Heath, WR6 6BB

Andrew Grant

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4 Bedrooms 2 Bathrooms 2 Reception Rooms

Spacious four-bedroom detached home with double garage, private garden and generous living spaces, set in a desirable village location near Worcester.

- Detached four-bedroom house with spacious, well-planned accommodation across two floors.
- Generous kitchen/breakfast room, large lounge with bay window, separate dining room and utility.
- Private rear garden with lawn and patio seating area.
- Driveway parking for two vehicles and a double garage with electric doors.
- Located in Holt Heath village, within easy reach of Worcester, schools and amenities.

This well-proportioned detached property offers flexible family living across two floors, set within a quiet residential development in the village of Holt Heath. The ground floor includes a welcoming entrance hall, cloakroom, large lounge with bay window, a formal dining room with French doors to the garden and a spacious kitchen with separate utility room. Upstairs, there are four generously sized double bedrooms, including a main bedroom with an en suite and a family bathroom. Outside, the home features an enclosed rear garden with a patio, a well-kept front lawn and driveway parking for two vehicles. The double garage benefits from electric doors and internal access. The property benefits from excellent access to nearby Worcester, schools and local amenities.

1675 sq ft (155.6 sq m)





The kitchen

This bright and sociable kitchen features a gas hob with extractor hood over and breakfast bar seating, making it ideal for family cooking and casual meals. It offers an excellent range of wall and base units with integrated appliances and ample worktop space. Dual aspect windows flood the room with light, and there is easy access to the adjacent utility room and hallway.





The utility room

The utility room is situated off the kitchen and provides a practical space for laundry and household tasks. It features a sink with drainer, wall and base units for storage and space for under-counter appliances. A part-glazed door opens to the side of the property, while another door provides easy access to the garage.



The dining room

The dining room is an inviting space for formal meals and entertaining, with two French doors opening onto the patio and garden beyond. The layout flows well from both the kitchen and living room.



The living room

This generously sized room features a large bay window to the front and opens into the dining room at the rear. A contemporary wall-mounted electric feature fire provides a stylish focal point. The room offers excellent space for multiple seating areas, making it ideal for both family life and entertaining.





The cloakroom

Located off the entrance hallway, the ground floor cloakroom includes a WC and pedestal wash basin with tiled splashback. A practical and essential space for guests and everyday use.



The primary bedroom

Positioned at the front of the house, the primary bedroom is a comfortable double room with an en suite bathroom. The room benefits from fitted wardrobes, providing both privacy and convenience. The en suite includes a bath with shower over, pedestal wash basin, WC and a bidet. Tiling and natural light from the window create a clean and practical space.





The second bedroom

A spacious double room overlooking the front of the property with dual aspect windows. The second bedroom is ideal for family or guests and includes fitted wardrobes for storage.



The third and fourth bedrooms

Another good-sized double room, the third bedroom, currently used as a salon, sits at the rear of the property. The fourth bedroom is a flexible double with natural light from the rear-facing window. It can accommodate a bed and additional furniture or serve as a home office, with built-in storage providing additional convenience.





The family bathroom

The family bathroom includes a bath with overhead shower and screen, WC and a pedestal basin. Tiled throughout with a window for ventilation and natural light, it serves the additional bedrooms comfortably.



The garden

The rear garden is laid mainly to lawn with a patio area directly accessed via the dining room's French doors. Easily maintainable and fully enclosed, it provides a safe and private outdoor space with borders and planted areas for colour.





The driveway and parking

To the front, a tarmac driveway provides parking for two vehicles. A neat lawn borders the driveway and leads to the front door, giving a pleasant kerb appeal to the property. The property benefits from an integrated double garage with two electric roller doors, power and lighting. Internal access is provided via the utility room, offering practicality and secure storage.

Location

Set in the heart of the Worcestershire countryside, Holt Heath offers a peaceful village setting with excellent access to nearby amenities and transport links. Surrounded by rolling farmland and close to scenic walks along the River Severn. Holt Heath is in catchment for both Hallow C of E Junior School and Martley's Chantry High School, where a free school bus for The picks up and drops off by the Holt Heath village hall. The village also benefits from having three local public houses within walking distance of the property.

Nearby Ombersley and Hallow provide everyday essentials, while the historic city of Worcester is just 6 miles away and offers a wide range of shops, restaurants and leisure facilities. The A443 runs through the village, connecting easily to Worcester, Droitwich Spa and the M5 for access to Birmingham, Cheltenham and beyond. Worcester's railway stations also offer direct services to Birmingham, Oxford and London, making commuting convenient.

The area is rich in heritage and natural beauty, with attractions like Witley Court, the Abberley Hills and the Malvern Hills all within easy reach. There are excellent opportunities for walking, cycling and enjoying the outdoors, as well as several golf courses and country pubs nearby. Witley Road offers a wonderful blend of countryside charm and practical convenience. It is ideal for families, commuters or anyone seeking a quieter pace of life in a beautiful, well-connected location.

Services

The property benefits from mains electricity, water and drainage. Central heating is provided by liquid propane gas.

Council Tax

The Council Tax for this property is Band F



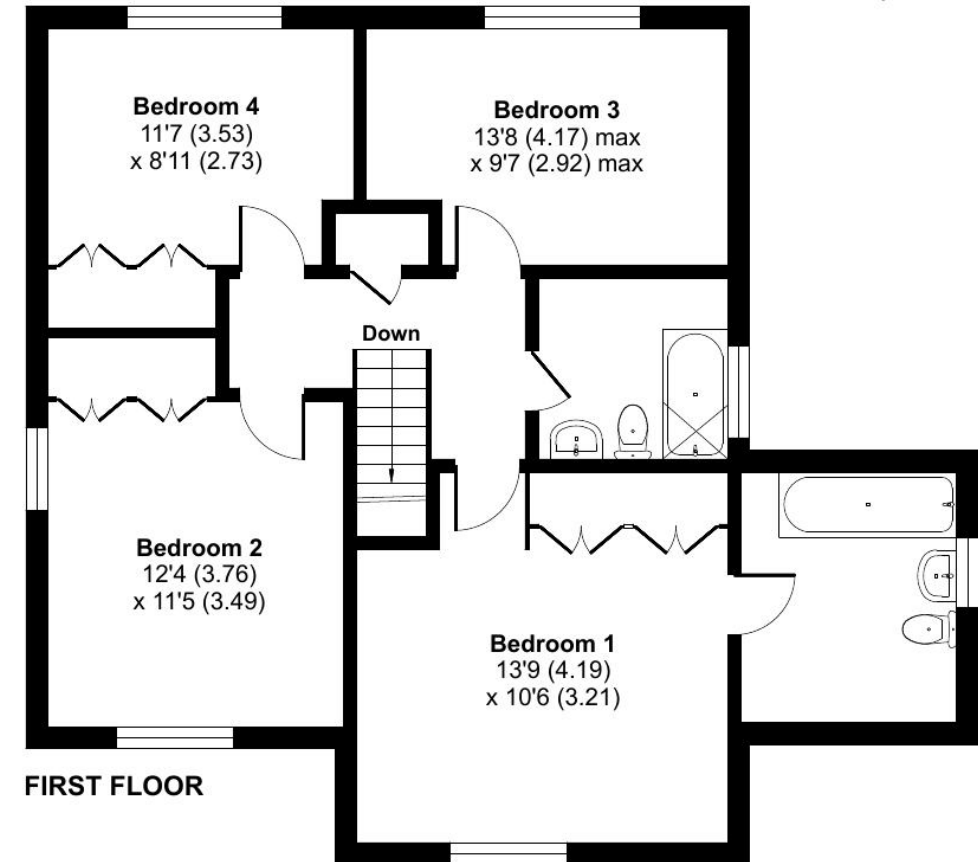
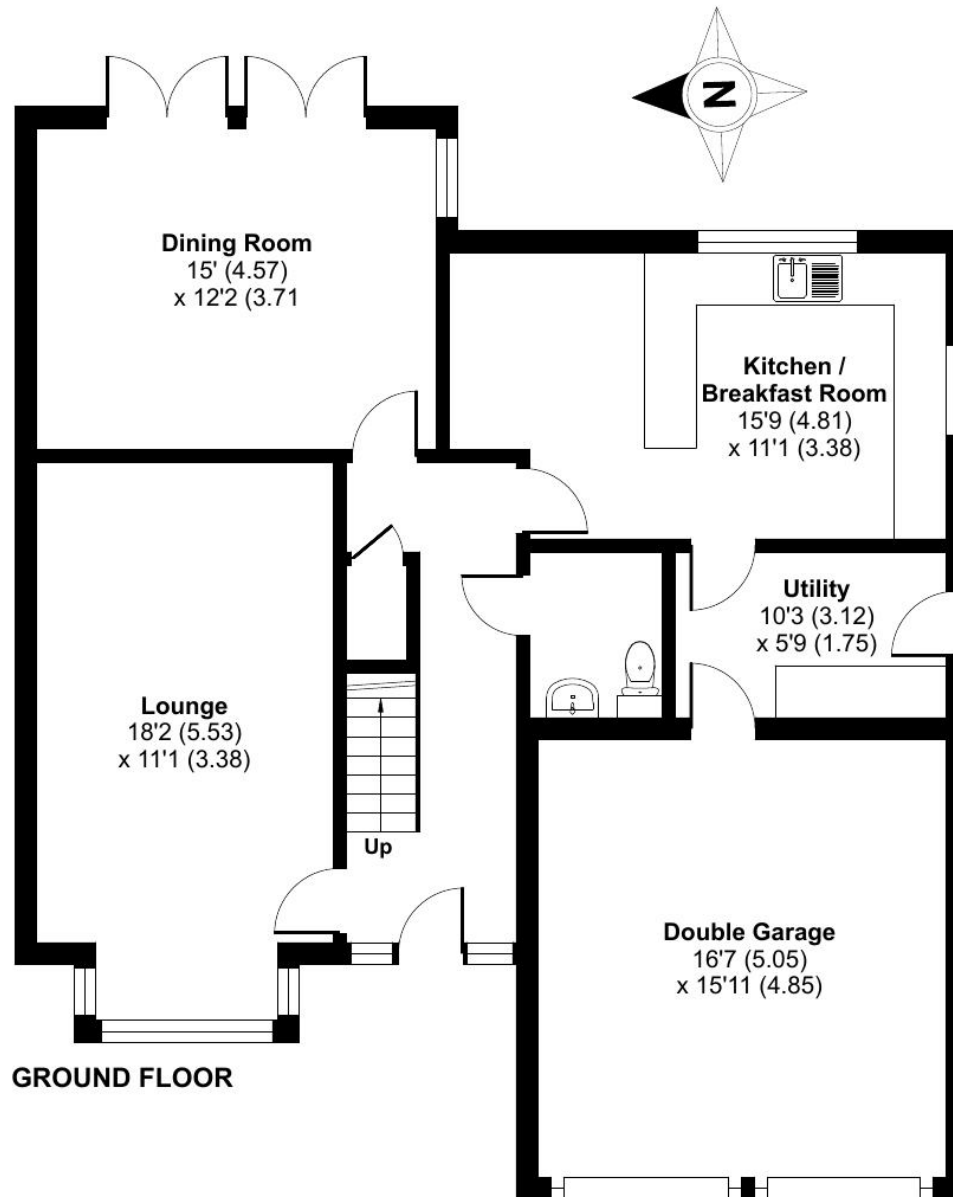
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Approximate Area = 1675 sq ft / 155.6 sq m

Garage = 256 sq ft / 23.7 sq m

Total = 1931 sq ft / 179.3 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Andrew Grant. REF: 1302515



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