



Andrew Grant  
PRESTIGE & COUNTRY

# Highbury Home Farm

Abberley, WR6 6AS



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Stockton Road, Abberley, WR6 6AS

4 Bedrooms 3 Bathrooms 3 Reception Rooms 1 Acre\*

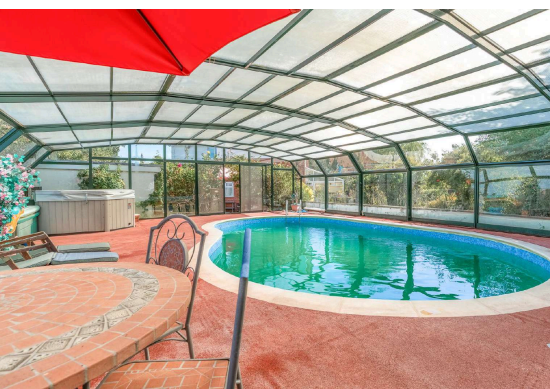
“A distinguished country home with generous living spaces and extensive gardens, offering a rare opportunity in the heart of the Worcestershire countryside....”

Scott Richardson Brown CEO

- Distinguished country home with four bedrooms and versatile accommodation.
- Swimming pool, hot tub, sauna and conservatory for leisure and relaxation.
- One acre of landscaped grounds including a pond, vegetable garden and large tractor shed.
- An additional five acres of land and outbuildings available by separate negotiation.
- Extensive driveway parking with double garage.
- Desirable Worcestershire location close to Abberley village, schools and transport links.

\*An additional 5 acres is available by separate negotiation.

4896 sq ft (454.9 sq m)





## The approach

The property is set back from Stockton Road behind a wide private driveway, creating an immediate sense of space and privacy. Mature trees and hedgerows frame the entrance, guiding you towards the house and gardens. The driveway sweeps past generous parking areas and double garage before arriving at the front of the home, where a vestibule and broad hallway welcome you inside.





## The kitchen and breakfast room

The kitchen sits at the heart of the home and is designed for both family life and functionality. It includes a generous breakfast area, providing space for informal dining and day-to-day living. From here, the layout flows naturally into the adjoining utility room, which offers practical storage and facilities for laundry and household management.





The breakfast room enjoys views across the side of the house, linking directly to the conservatory, creating a natural connection between indoor and outdoor living. The space retains potential for modernisation and personalisation, offering buyers the chance to reimagine it to their own tastes and requirements.





## The dining room

The dining room is positioned to the front of the home and offers an elegant setting for formal entertaining. Generous proportions allow for a large dining table and comfortable circulation space, while the high ceilings and original features add character to the room. Conveniently placed just off the hallway and close to the kitchen, it forms a natural hub for family gatherings and social occasions.



## The living room

The double living room creates an impressive and versatile space. Large windows invite natural light and offer views across the gardens, while the generous proportions allow the room to be arranged into distinct areas for both relaxation and entertaining.





The room's scale makes it ideal for family living, easily accommodating a variety of layouts while retaining a sense of comfort. Its position within the home ensures it can be enjoyed throughout the day, whether as a peaceful retreat or a lively setting for gatherings.





## The conservatory

The conservatory connects directly with the kitchen and breakfast room, providing an additional space filled with natural light. Its position offers excellent views across the gardens. A traditional log burner creates a relaxing environment that can be enjoyed throughout the seasons. The scale of the room ensures it can be used flexibly, whether as a casual sitting area, a place to dine or a spot to appreciate the surrounding grounds.





## The hallway and cloakroom

The home is entered through a front vestibule leading into a wide hallway, a welcoming space large enough to accommodate seating. From here, the layout flows naturally to the main reception rooms, dining room and staircase. The hallway also gives access to a smaller inner corridor, which leads to the ground floor cloakroom. This cloakroom is fitted with a WC and hand basin, providing a practical facility for guests and everyday use.





## The principal bedroom

The principal bedroom is a substantial double room positioned to enjoy views across the front gardens. The room includes direct access to its own en suite facilities and features extensive built-in storage space, ensuring both convenience and privacy. The scale of the room allows for flexibility in arrangement, offering buyers the chance to personalise it to their own needs.



## The principal en suite and dressing room

Adjoining the principal bedroom is a private en suite and dressing area. The en suite includes a shower, WC and hand basin, providing convenience within the bedroom itself. The dressing area offers useful space for wardrobes and storage, ensuring the room remains uncluttered and practical. Together, these features enhance the principal bedroom by creating a self-contained suite with both comfort and functionality.





## The second bedroom

The second bedroom is a large double room positioned at the front of the house, with views across the front lawn. Its proportions and a bank of built-in wardrobes provide a comfortable and inviting space, well suited either as a family bedroom or as accommodation for guests. Located close to the family bathroom, it benefits from convenient access to shared facilities while retaining a sense of privacy.





## The third bedroom and en suite

The third bedroom is another generously sized double, positioned to enjoy views over the rear grounds. The room's layout and extensive storage ensures flexibility of use. Adjoining the third bedroom is a private en suite fitted with a shower, WC and hand basin, this room also benefits from an adjoining hall with vanity basin, which provides additional space for wardrobes or storage.



## The fourth bedroom

The fourth bedroom is positioned to the side of the house and its location near the landing and family bathroom makes it a practical choice as a child's room, study or guest bedroom. The room is a comfortable and versatile space within the first-floor layout, also benefiting from built-in storage.



## The family bathroom

The family bathroom serves the second and fourth bedrooms and is fitted with a bath with electric shower over, hand basin and WC. Its location off the main landing makes it easily accessible for everyday use while also providing a practical facility for guests. The room complements the two en suite bedrooms to ensure the first floor is well served.





## The gardens

The property enjoys approximately one acre of private gardens. Mature lawns stretch around the house, bordered by established trees and planting, while a pond and landscaped areas add interest. A patio at the rear offers an excellent spot for outdoor dining and entertaining. A productive area includes a greenhouse and vegetable garden, providing scope for home growing. The large tractor shed provides substantial covered storage and is conveniently positioned for practical use alongside the gardens.





## The pool

The swimming pool lies within its own dedicated setting and is currently covered. Alongside the pool is a hot tub, sauna and changing room, creating an ideal space for leisure and relaxation. This area offers scope for enhancement or reimagining, depending on the buyer's requirements.





## The driveway and parking

The property is approached by a wide private driveway which sweeps towards the house. This generous approach provides ample parking for numerous vehicles. The driveway leads directly to the double garage, ensuring both convenience and security. Mature boundaries frame the approach, creating a strong sense of arrival while maintaining privacy.







## The additional land

Available via separate negotiation is approximately 5 acres of land divided into two fields, a paddock and an oak copse. This arrangement provides excellent opportunities for equestrian use, grazing or simply as open space to enjoy. The fields reflect the home's history as a former stud, and the layout continues to suit buyers seeking land for horses or smallholding. The oak copse adds natural character and biodiversity, offering a peaceful woodland feature within the grounds.



A comprehensive range of outbuildings and courtyard are also included in the separate negotiation, providing both practical storage and leisure facilities. A large shed offers extensive space for machinery or vehicles and five traditional stables reflect the property's former use as a stud. These buildings remain highly versatile, approached by a separate driveway and suitable for equestrian purposes or alternative uses such as additional storage.

## Location

The property is situated on Stockton Road, close to the popular village of Abberley. This rural position provides a balance of countryside living with easy access to local amenities. Abberley itself offers a range of everyday facilities including a village shop, public houses and a strong sense of community. For families, Abberley Primary School provides excellent educational options close at hand.

Wider services can be found in nearby towns such as Great Witley, Tenbury Wells and Worcester. Worcester offers a comprehensive selection of shops, leisure facilities, independent schools and healthcare. The city also provides direct rail services to Birmingham and London, making it highly accessible for commuters.

The surrounding countryside is designated for its natural beauty, with footpaths, bridleways and open landscapes providing abundant opportunities for walking, riding and outdoor pursuits. This combination of accessibility and rural charm makes the setting particularly appealing to those seeking both convenience and space.

## Services

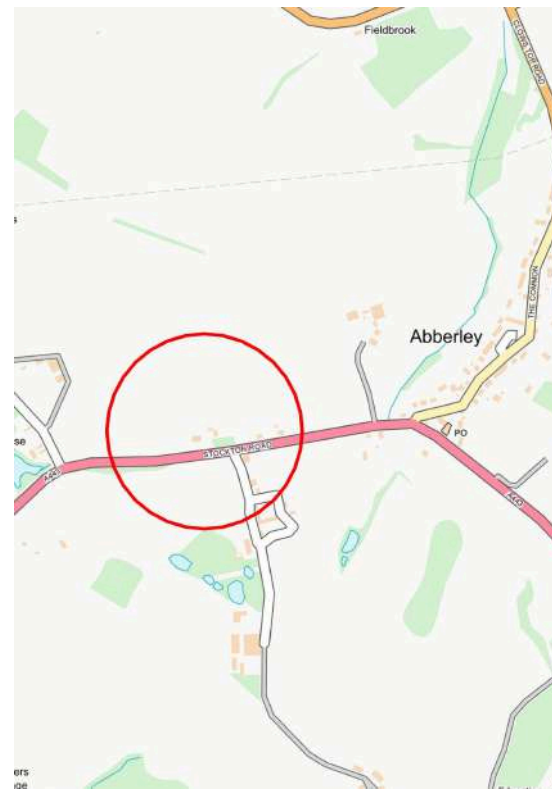
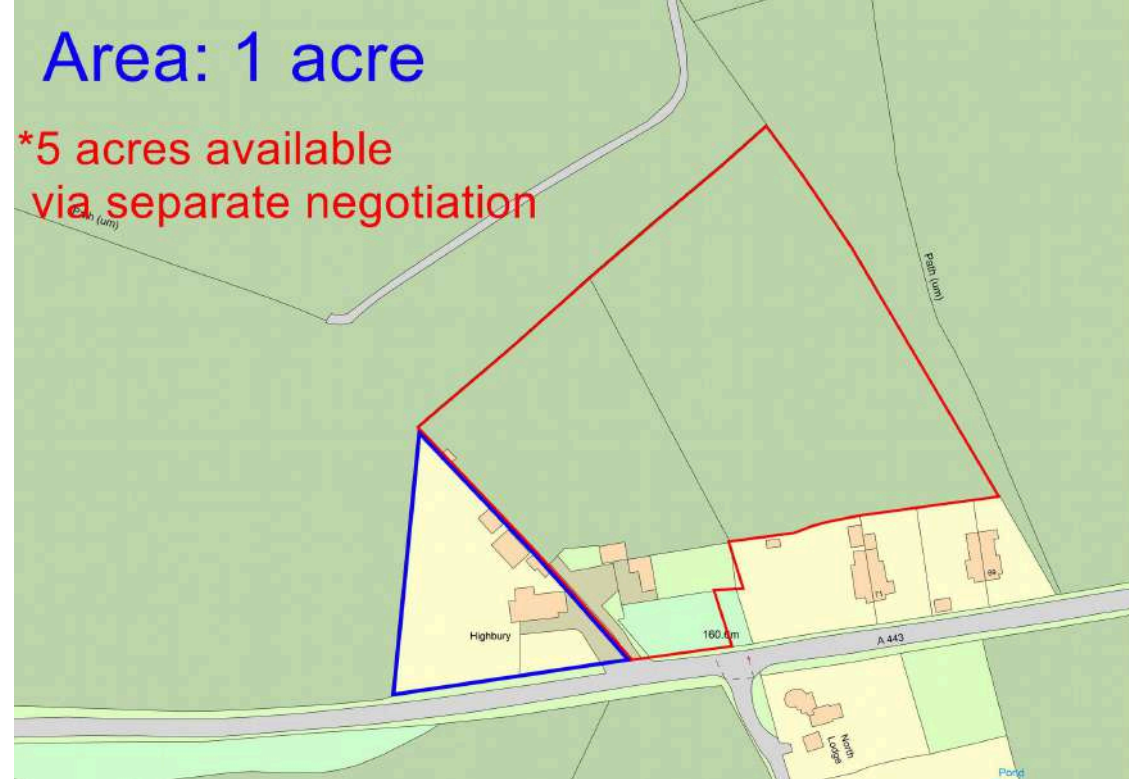
The property benefits from mains electricity and water. There is oil-fired central heating and drainage is supplied via a septic tank.

## Council Tax

The Council Tax for this property is Band G

## Agent Note

An additional 5 acres of land is available via separate negotiation.



# Stockton Road, WR6

Approximate Gross Internal Area

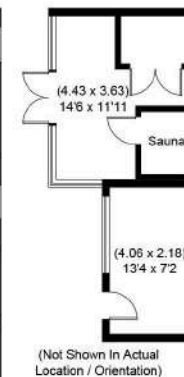
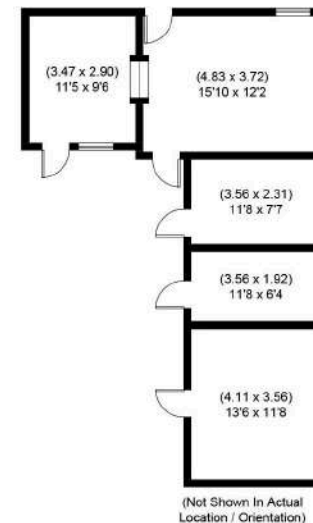
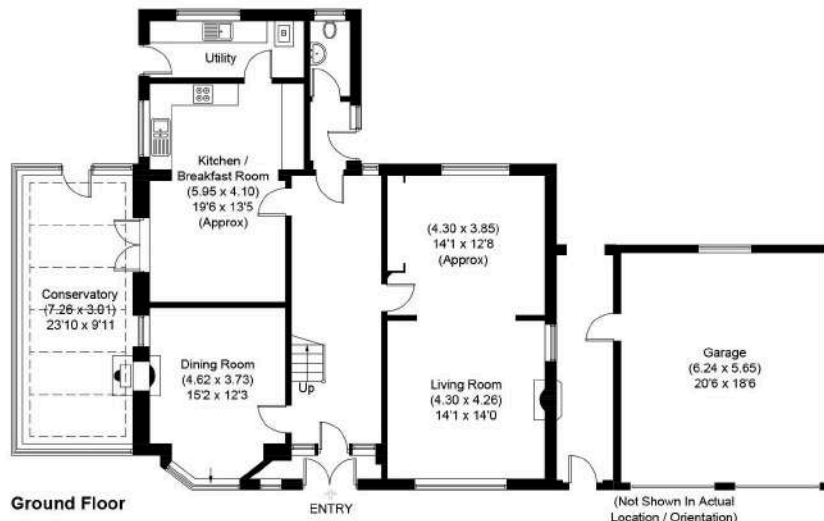
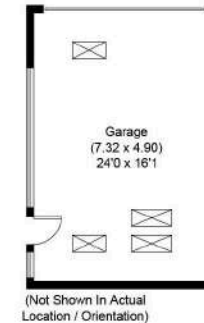
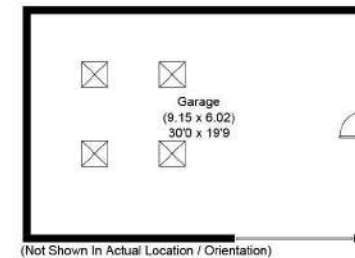
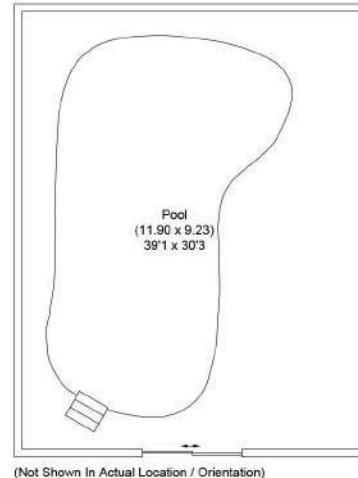
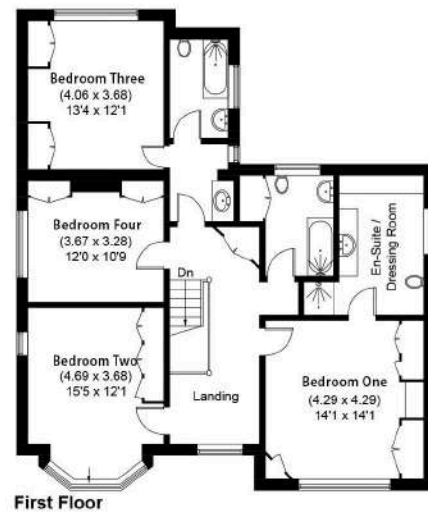
Ground Floor = 136.6 sq m / 1470 sq ft

First Floor = 106.6 sq m / 1147 sq ft

Outbuildings = 211.7 sq m / 2279 sq ft

Total = 454.9 sq m / 4896 sq ft

(Excluding Pool)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Illustration for identification purposes only, measurements are approximate, not to scale.

