



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Little Whoppets, Abberley, Worcestershire. WR6 6BU

Offers In Region Of £650,000

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A fabulous opportunity to acquire a country retreat set in approximately 2 acres of garden and woodland, nestled in the Abberley Hills with far reaching views from your private terrace. Yet within 30 minutes drive to Worcester City or the M5.

Accommodation briefly comprises: Entrance Hall, Dining Room, Kitchen/Breakfast Room, two downstairs Bedrooms or potential Reception Rooms and downstairs Bathroom. Spiral staircase leading up to large Sitting Room with beamwork to ceiling, views and woodburner, Master Bedroom with En-Suite and Bedroom 2 with access to large balcony overlooking valley and beyond.

Outside: Ample off road parking and a patio area with steps down to large garden, with various fruiting trees and stunning views over the valley. To the other side of the property is an area of woodland in total approximately 2 acres.

LOCATION: Situated within the Teme Valley in the village of Abberley, Worcester and surrounding areas, with excellent local schooling, Public House and easy access to major transport links.

Dining Room - 7.5m x 2.4m (24'7" x 7'10")

Reception Room - 5.2m x 4.5m (17'0" x 14'9")

Reception 2 - 4.5m x 4.2m (14'9" x 13'9")

Kitchen/Breakfast Room - 4.8m x 4.1m (15'8" x 13'5")

Downstairs Bathroom - 2.4m x 2m (7'10" x 6'6")

Sitting Room - 7m x 4.8m (22'11" x 15'8")

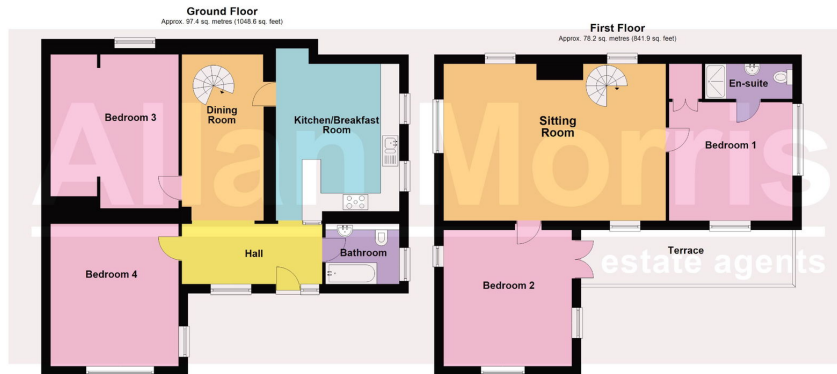
Bedroom 2 - 4.5m x 4.2m (14'9" x 13'9")

Bedroom 1 - 4.2m x 3.9m (13'9" x 12'9")

En-suite - 3m x 0.8m (9'10" x 2'7")

Balcony - 7.5m x 2.4m (24'7" x 7'10")





Total area: approx. 175.6 sq. metres (1890.6 sq. feet)
DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- Spacious 4 bedroom attached Barn Conversion
- 1st Floor Sitting Room with woodburner
- Sitting on a plot of approx. 2 acres
- Far reaching stunning views
- Flexible and spacious accommodation
- Council Tax Band: D

