



Tolcarne, The Common, Abberley, Worcestershire

G HERBERT
BANKS

EST. 1898

Tolcarne,
The Common,
Abberley,
Worcestershire,
WR6 6AY

A stylish semi detached dormer bungalow in a desirable village.

- Entrance hall, reception hall, cloakroom, lounge, study/4th Bedroom and a striking dining kitchen.
- Three double bedrooms and family bathroom
- Single garage
- In all about 1297 sqft
- Block paved parking along with a fabulous landscaped rear courtyard style garden

Situation

Tolcarne is situated in the much favoured village of Abberley. It lies within a short walking distance of the village store and post office together with the junior school. Importantly the property lies within the catchment of the highly regarded Chantry Senior School at Martley. Abberley has two wonderful historic churches, The Manor Arms public house and restaurant and a large active village hall and playing fields. The village is surrounded by some glorious unspoilt countryside.

The close by village of Great Witley has a petrol station/Asda and a doctors surgery.

The cathedral city of Worcester is about 12 miles distant and provides an extensive range of amenities. There is also good access from Tolcarne to the Wyre Forest towns of Kidderminster, Bewdley and Stourport together with Birmingham.

Kidderminster has a direct rail connection to Worcester, Birmingham and London.

There is good M5 motorway access from 5 at Wychbold and 6 & 7 to the north and south of Worcester.

Description

This is a very appealing semi-detached dormer bungalow in first class order throughout. It has been beautifully refurbished and improved by the present Vendors over the period of the last 9 years. The house has high quality double glazing and many excellent features.

It is approached via an entrance hall with ornate tiled floor leading to a good sized reception hall with engineered oak floor and cloakroom off.

On the right hand side of the hall is an attractive lounge with wood burning stove and window to the front. There is a useful separate study also lying off the hall, this could also be used as a 4th bedroom.

To the rear of the house is a fabulous large dining kitchen. A magnificent room which is much loved by the present owners. It features an extensive range of wall and floor mounted cabinets with Range Master cooker, AEG dishwasher and integrated microwave. The dining area has a splendid, media wall with recess suitable for a television (Please note the television is not included). There are French double glazed doors to the rear and a very attractive coloured oak floor through the dining kitchen.

There is a continuation of the kitchen with a feature pantry cupboard, part double glazed door to the rear and integral Zanussi fridge freezer.

A staircase to the first floor with timber balustrading leads to a central landing and three double bedrooms, one with fitted mirror fronted wardrobes. There is a well appointed family bathroom with rolltop bath, twin vanity wash hand basins, W.C, and tiled shower cubicle with twin head showers. Large wall mirror, heated towel rail and ceiling spot lighting

Outside

Single garage with utility area, with plumbing for washing machine with double timber doors to the front. There is loft storage space above.

Block paved driveway providing a good amount of car parking for up to 5 cars. Attractively stocked rockeries.

Beautiful professionally landscaped rear courtyard garden being laid to flagstones with a feature timber pergola, timber arch, pond with pebbles and waterfall and further very nice entertaining terrace. This is an incredibly striking feature of the property.

GENERAL INFORMATION

Energy Performance

Current Rating: 57 D

Potential Rating: 71 C

Carried out: 23 April 2025

Services

Mains electricity, drainage and water. LPG central heating.

Malvern Hills District Council

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968

Directions

What3words ///shipwreck.fenced.porridge

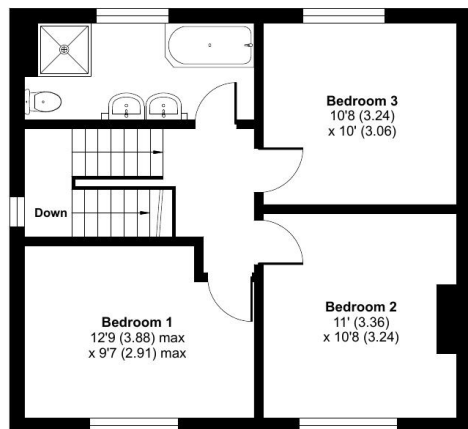
Tolcarne, The Common, Abberley, Worcester, WR6

Approximate Area = 1297 sq ft / 120.4 sq m

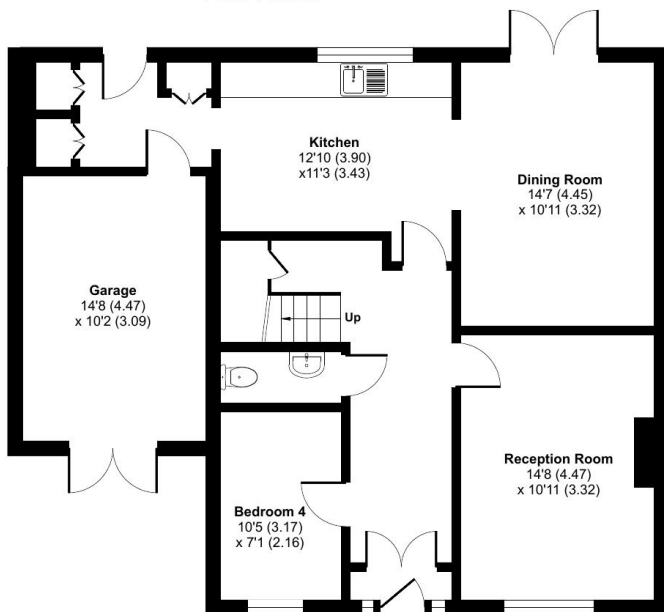
Garage = 149 sq ft / 13.8 sq m

Total = 1446 sq ft / 134.2 sq m

For identification only - Not to scale



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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