



The Old Orchard, Abberley, Worcestershire

G HERBERT
BANKS

EST. 1898

The Old Orchard

23 The Hill
Abberley
Worcestershire
WR6 6BY

A beautifully positioned country home with quite extraordinary views.

- Hall, lounge, dining room, large dining kitchen with sitting room, cloakroom, three double bedrooms, one with study area, ensuite bathroom and separate shower room.
- In all about 1904 sqft
- Attractive landscaped gardens and grounds with various terraces.
- Outbuildings.
- Large paddock and stables.
- As a whole about 6.46 acres

Situation

The Old Orchard occupies a remarkable elevated setting with exceptional views over the surrounding valley stretching towards the Clent Hills and beyond. It is situated at the end of a quiet country lane within walking distance to the historic part of the village of Abberley. The village provides a range of amenities including St Mary Church together with the separate St Michael Medieval Church. Other village amenities including, a post office/store, junior school, The Manor Arms public house and restaurant and active village hall. The adjoining village of Great Witley has a garage with small Asda store and doctors surgery. The property lies within the catchment area of the highly regarded Chantry School in the close by village of Martley.

The property is very well positioned for access to the cities of both Worcester and Birmingham together with the Wyre Forest. Kidderminster has a rail service to Worcester, Birmingham and London. There is good M5

motorway access via junctions 5 at Wychbold and 6 & 7 to the north and south of Worcester.

Description

This is a much cherished family home which was originally a period cottage. It has been extended by the present owners twice over the period of the last 25 years,

The property is well very presented throughout and benefits from oak double glazed windows, oak floors and doors. A number of the rooms enjoy the exceptional views.

The delightful accommodation features a hall area with utility space and cloakroom. The two good principal reception rooms include a lounge with timber ceiling and wood burning stove together with a fine separate dining room.

Without doubt the real focal feature is the large dining kitchen with extensive range of wall and floor mounted cabinets, Range cooker with extractor over and dishwasher. This leads directly into the very appealing sitting room.

The first floor provides a central landing and three double bedrooms, several with oak floors. One of the bedrooms has an approaching study area and the master has a large ensuite bathroom with superb rolltop bath and large double shower with twin shower heads. There is a separate shower room.

Outside

Vehicle parking to the front of the property.

The gardens and grounds are principle sloping. Lying to the front of the house is a raised timber deck with glazed balcony sides providing stunning viewing point.

The rear garden comprises a paved area with brick walls and further paved area with seating area. This leads onto a long lawn garden with severally raised timber deck and sloping orchard beyond. A metal barn field gate leads directly into the paddock.

Lying within the immediate section of gardens is a timber stable and tack room with power and lighting.

Useful timber workshop and adjoining implement shed (both with power, lighting and alarm).

Sloping paddock being fully fenced and with two public footpaths running over it, see the plan for details.

Various outbuildings in the orchard, including an attractive circular hut with power and lighting, a shed and log store.

GENERAL INFORMATION

Energy Performance

Current Rating: 57 D
Potential Rating: 91 B
Carried Out: 14 April 2025

Services

Mains electricity and water. Private treatment plant drainage. Oil fired central heating.

Local Authority

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.

Please note the circular summerhouse with straw roof maybe available via separate negotiation.

Viewing

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

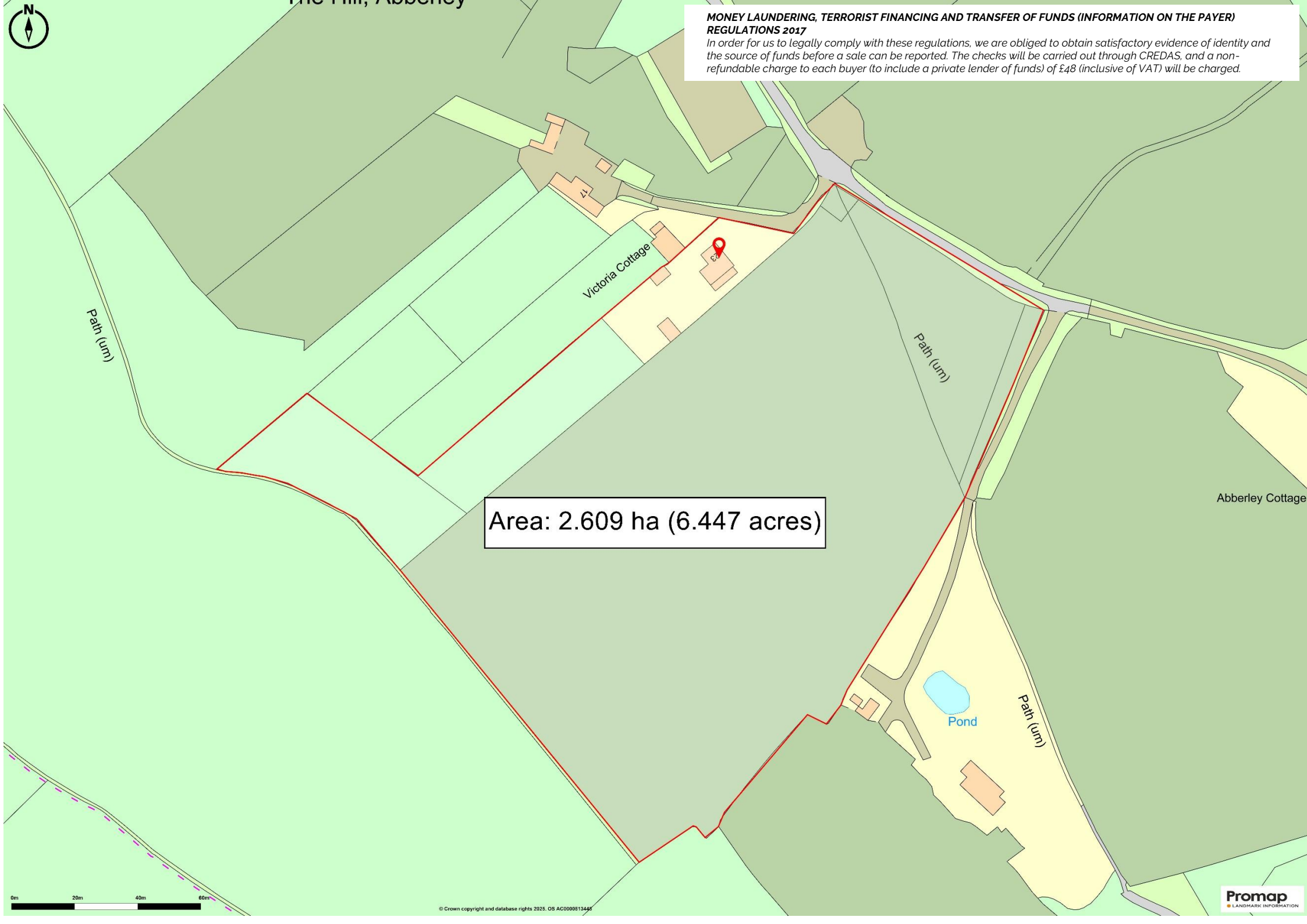
Directions

What3words ///prime.hazy.statement



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REGULATIONS 2017**

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.



Area: 2.609 ha (6.447 acres)

0m 20m 40m 60m

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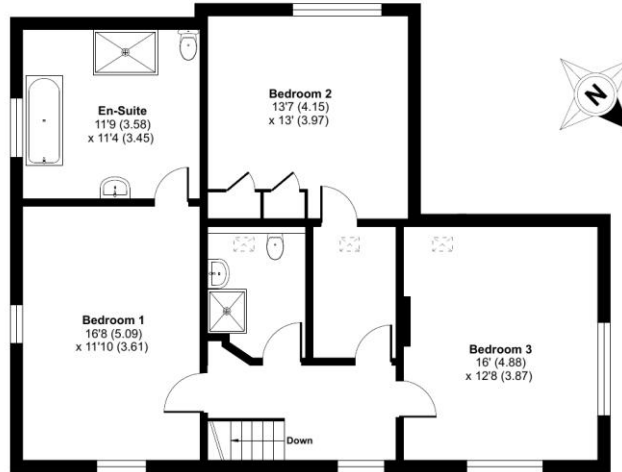
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LANDMARK INFORMATION



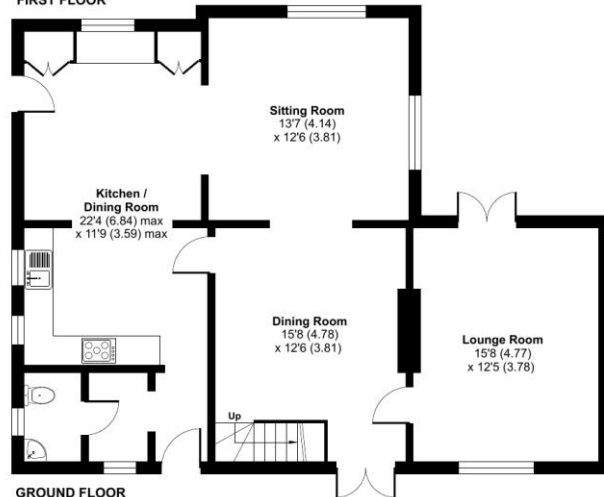
The Hill, Abberley, Worcester, WR6

Approximate Area = 1904 sq ft / 176.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for G Herbert Banks LLP. REF: 1277225

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



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