



Stable End, Abberley Park, Abberley, Worcestershire

G HERBERT
BANKS

EST. 1898

Stable End
Abberley Park
Stockton Road
Abberley
Worcestershire
WR6 6AW

Charming stable conversion, beautifully presented throughout.

Forming part of the well regarded Abberley Park development, just outside the village.

- Reception hall, cloakroom, delightful large sitting room, excellent fitted dining kitchen with Aga, two double bedrooms and shower room.
- Garage and two attractive courtyard style gardens.

Situation

Stable End is situated in the glorious Teme Valley in the lee of the stunning Clocktower and Deer park.

Abberley has a village store and post office, together with a junior school. Importantly the property lies in the catchment for the highly regarded Chantry Senior School in Martley. Abberley has two wonderful historic churches together with the Manor Arms public house and restaurant and a large active village hall and playing field. It is also a very short distance from the Elms Hotel and Spa.

The adjacent village of Great Witley has a petrol station/Asda, doctors' surgery and junior school.

The cathedral city of Worcester is about 12 miles distance, which provides an extensive range of amenities. There is also good access to the Wyre Forest

towns of Kidderminster, Bewdley and Stourport together with Birmingham and the West Midlands.

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

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

Description

This brilliant, much cherished home has hardwood double glazed windows and slim line electric radiators. The house is in first class order throughout with oak floors to the ground floor together with many superb features.

A part double glazed entrance door leads to the reception hall with excellent fitted understairs drawers. There is cloakroom off with white suite.

The wonderful large sitting room has a painted brick fireplace with timber lintel over and Clearview wood burning stove together with twin double glazed doors to one of the courtyard gardens.

The striking dining kitchen has a range of wall and floor cabinets, electric twin plate twin oven Aga with e control, feature shelving, Bosch slimline dishwasher, plumbing for washing machine, full height pantry cupboard and wine rack. Lovely bi-fold door lead to another courtyard garden.

A timber staircase leads to the first floor landing with useful study space and roof light.

There are two double bedrooms, the master with a quality range of Hammond fitted furniture comprising hanging and shelved wardrobes and two bedsit chest of drawers. Both bedrooms have roof lights.

The shower room is very well fitted with a white suite including a tiled shower cubicle with Mira shower and heated towel rail.

Outside

Single garage forming part of a communal block with up and over door, loft storage space with roof ladder and electric light. This is fronted by gravel hardstanding including extensive visitors parking.

Two courtyard gardens. These are attractive features of the property. The principal with its painted fence has a lawn, bin store, paving and cold water tap.

The separate enclosed courtyard with timber gate to the rear has a useful log store. Large central communal garden with feature fountain.

GENERAL INFORMATION

Energy Performance

Current Rating: 58D
Potential Rating: 85B
Carried out: 4th February 2019

Services

Mains electricity and water. Shared private drainage. Electric heating. Service charge of approximately £75 per month for maintenance of communal areas together with the drainage treatment plant.

Local Authority

Malvern Hills District Council

Fixtures and Fittings

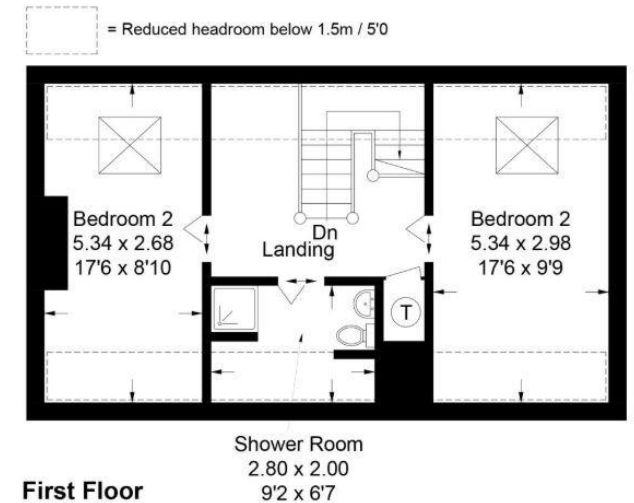
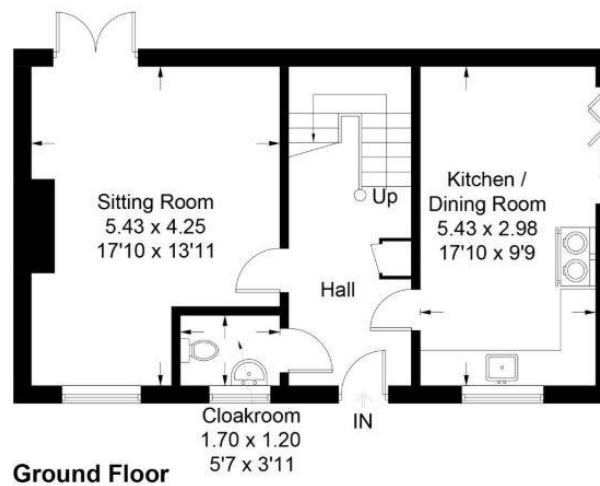
Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale although certain fixtures & fittings may be available to purchase by separate negotiation.

Viewing

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

Directions

What3words ///imported.momentous.hobbit



This plan is for guidance only and must not be relied upon as a statement of fact

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Stable End

The graph shows this property's current and potential energy rating.

Approximate Gross Internal Area = 105.8 sq m / 1139 sq ft



G HERBERT BANKS

EST. 1898

01299 896 968
info@gherbertbanks.co.uk
www.gherbertbanks.co.uk

The Estate Office, Hill House
Great Witley, Worcestershire WR6 6JB



AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

