



38 The Village, Abberley, Worcester

G HERBERT
BANKS

EST. 1898

38 The Village Abberley Worcester WR6 6BN

A delightful character detached period cottage.

Wonderful setting in a lovely conservation area.

- Entrance porch, sitting room with woodburning stove, dining room, kitchen with Aga and adjoining utility room, cloakroom.
- Two double bedrooms, family bathroom. In all about 1104 sq ft. There is a separate piece of land. The whole title is approx. 0.7 acres
- Rear walled courtyard.

Situation

38 The Village is situated in the desirable old part of Abberley overlooking the square. It lies adjacent to St Michael Medieval Church with its Norman doorway and the southern arcade indicating the 13th century isle. Abberley also has a prominent much larger Victorian church, St Marys.

One of the attractive features of the village is its range of amenities including a junior school, The Manor Arms public house lying within the square, a post office and general store and village hall. Importantly it lies within the catchment of the Chantry High School at Martley.

The Cathedral City of Worcester is about 13 miles distant and the cottage is also very accessible for the nearby Wyre Forest towns of Bewdley, Stourport on Severn and Kidderminster.

The surrounding countryside of the Teme Valley is truly beautiful.

Both Kidderminster and Worcester have direct rail links to London and Birmingham. There is good M5 motorway access via junctions 5 Wychbold and junction 6 north Worcester.

Description

Twin entrance doors lead through to an entrance porch. Beyond this is the charming sitting room enjoying a twin aspect with fine inglenook fireplace with oak lintel, brick hearth and exposed brickwork together with a former bread oven. There is a timbered ceiling, exposed pine floorboards and fine period door to the dining room with its high timbered ceiling.

A direct opening from the dining room leads to the kitchen with a range of floor mounted cabinets, Belfast sink unit, twin oven, electric Aga, plumbing for dishwasher, quarry tiled floor and shelved pantry cupboards. There is a utility area off with twin double glazed French door to the rear courtyard, plumbing for washing machine, painted timbered ceiling, quarry tiled floor.

Cloakroom off with white suite including a WC and vanity wash hand basin, plumbing for washing machine, quarry tiled floor and former bread oven.

A staircase between the sitting room and kitchen leads to

On the first floor a generous first floor landing providing a suitable study area if required, fine exposed timber frame and window to front.

38 The Village has two double bedrooms, both with wardrobe cupboards. Spacious family bathroom with cast iron panelled bath, pedestal wash hand basin, WC, tiled shower cubicle with Triton shower unit, shelved linen cupboard.

Outside

Rear walled courtyard with oil tank, lovely aspect of the old church.

GENERAL INFORMATION

Energy Performance

Current Rating: 43E
Potential Rating: 71C
Carried out: 4th May 2026

Services

Mains electricity, water and 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.

Viewing

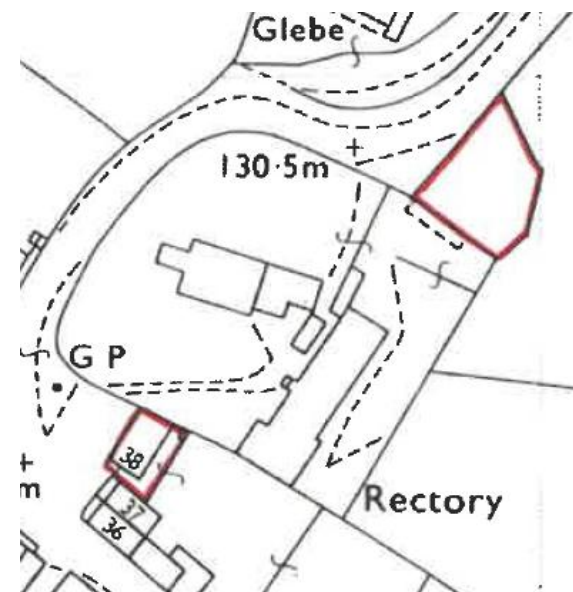
Via the Sole Agent's Great Witley Office
Tel: 01299 896968

Directions

What3words ///cascaded.brothers.books

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

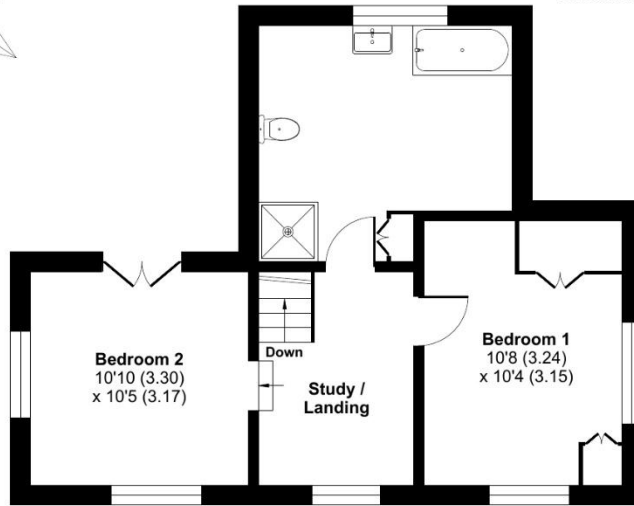
In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of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



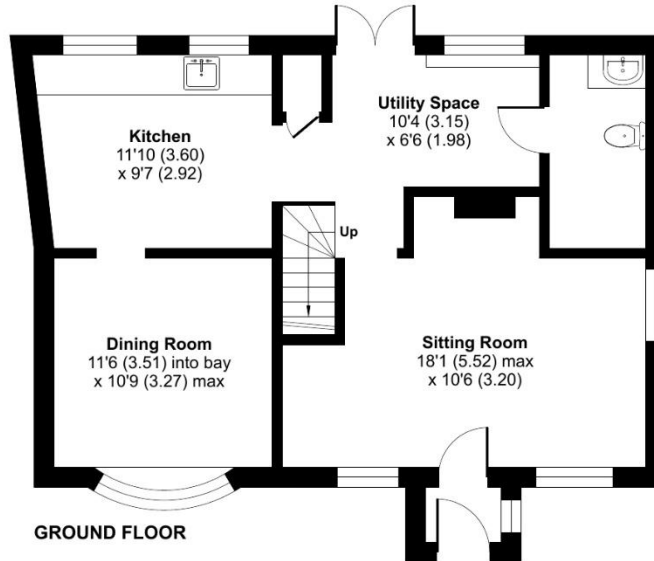
The Village, Worcester, WR6

Approximate Area = 1104 sq ft / 102.6 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). © ncthemcom 2026. Produced for G Herbert Banks LLP. REF: 1452462



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.

