



# THE BARN

Abbots Morton, Worcester, Worcestershire



# A CHARMING, DETACHED PROPERTY

Situated in the delightful village of Abbots Morton.  
Benefiting from equestrian facilities, garden and grounds extending  
to 2.46 acres and a separate studio



Local Authority: Wychavon District Council

Council Tax band: D

Tenure: Freehold



## SITUATION

The Barn is located in the picturesque conservation village of Abbots Morton, known for its traditional black-and-white timbered buildings and rich history dating back to the Domesday Book. The village has a strong community, a well-used village hall, and the 12th-century St Peter's Church.

Ideally positioned around 6.2 miles from Alcester and 12 miles from Stratford-upon-Avon, the property offers easy access to Worcester, Birmingham, and Cheltenham. Nearby towns provide excellent shopping, with local villages covering day-to-day needs. Transport links are strong, with quick access to the M5 and wider Midlands motorway network. Birmingham International Airport is approx. 27 miles away, and mainline stations at Evesham and Worcester offer direct services to London and the Midlands. The area benefits from outstanding state and private schooling options in Alcester, Stratford, Worcester, Cheltenham, and Malvern.









## THE PROPERTY

The Barn is a charming, detached home combining character features with modern living. A generous entrance hall leads to a stunning, split-level, dual aspect drawing/dining room with a wood burning stove, a beautiful, full-width window seat and bi fold doors opening from the dining area to the patio. The vaulted kitchen/breakfast room offers a large island, integrated appliances, and lovely garden views, with direct access to the patio. A bedroom, currently used as a sitting room, with garden access and built in wardrobes, family bathroom and WC complete the ground floor.

Upstairs, the bright and airy landing overlooks the living space below. The principal bedroom enjoys garden and paddock views and has a stylish en suite. A second bedroom suite sits opposite with its own shower room. A fourth bedroom is accessed via a separate staircase and benefits from an en suite washroom. All bedrooms enjoy built in wardrobes, attractive proportions and countryside views.

The property also includes a separate studio with a versatile main room, a room housing kitchen units that is currently used as a utility room and WC.







## OUTSIDE

The property is approached via a private gravel driveway with ample parking. A double gate between the main house and studio opens to an all-weather track, with interlocking plastic tiles that allow the grass to grow through, leading to a field which provides parking for several vehicles and horse trailers or lorries and the equestrian facilities. This includes a wooden stable block with three stables, a store and a hay barn. The grounds extend to 2.46 acres, divided into paddocks with wooden posts and electric fencing.

The southwest facing garden is partly laid to lawn with a large stone paved patio ideal for outdoor entertaining. Mature planting, shrub and herbaceous borders, and a surrounding brick wall provide privacy and seclusion. A front lawn with mature trees and boundary hedging offers additional screening from the road.

### Services

Mains electricity, water and drainage are connected to the property. Oil fired central heating. Fibre broadband connected to the property.







Alcester 6.2 miles, Evesham 9.7 miles, Stratford 12.5 miles, Worcester 13.6 miles,  
Warwick 20.7 miles, Warwick Parkway 21 miles, Birmingham 26.9 miles, Birmingham  
Airport 27.2 miles, Cheltenham 29.3 miles  
(Distances and times approximate)

What3words

///candidate.paves.modest



# The Barn



Land Development Services Ltd  
 Plan Preparation  
 Unit 15, Glenmore Business Park  
 Telford Road  
 Salisbury SP2 7GL



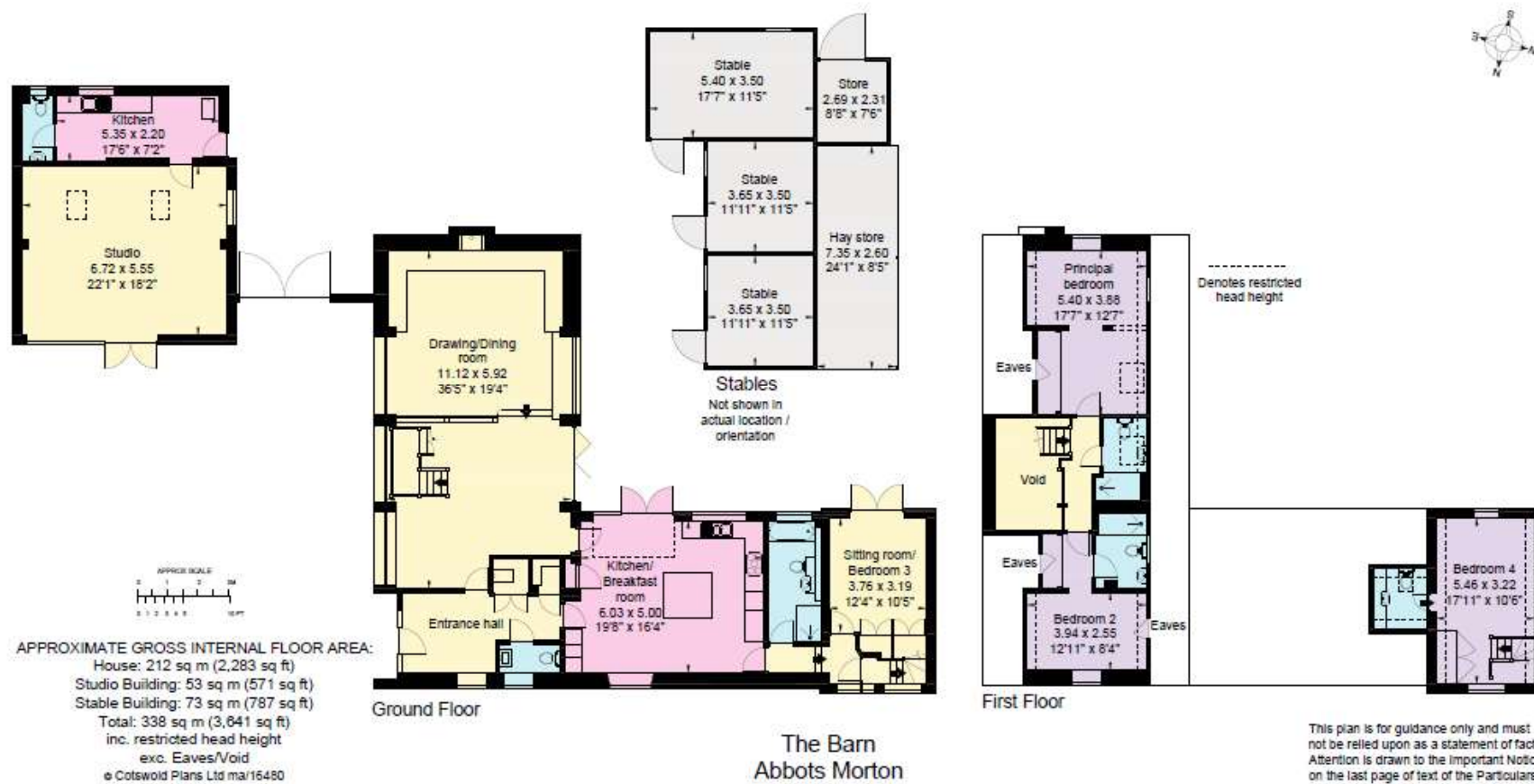
(e) planprep@lds-survey.co.uk



Date:	Drawn By:	Scale:	Plan Ref:
19-03-26	CW	1:1300 @ A4	20782

Title  
**The Barn**

This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. It is not to be amended or redrawn without permission. © Crown copyright and database right 2026. Licence No. A000049798



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



**Evey Hadley**

01789 297735

evey.hadley@knightfrank.com

**Knight Frank Stratford-upon-Avon**

Bridgeway House, Bridgeway

Stratford-upon-Avon, Warwickshire, CV37 6YX

**knightfrank.co.uk**

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2026. Photographs and videos dated August 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



Date: 01 April 2026  
Our reference: STR012551602

## The Barn, Abbots Morton, Worcester, WR7 4NA

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £925,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

Full details of all our properties and a wide range of services can be viewed online at [knightfrank.co.uk](https://knightfrank.co.uk). You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.



### KNIGHT FRANK LLP

Enc:

**Evey Hadley**  
Negotiator  
+44 1789206964  
[evey.hadley@knightfrank.com](mailto:evey.hadley@knightfrank.com)

**James Way**  
Partner, Head of Midlands Sales  
+44 1789206950  
[james.way@knightfrank.com](mailto:james.way@knightfrank.com)

**Knight Frank, Stratford**  
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX  
+44 1789 297 735

[knightfrank.co.uk](https://knightfrank.co.uk)

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

Your partners in property

V4.3 Sep 24