



Ennerdale, The Common, Abberley, Worcester

G HERBERT
BANKS

EST. 1898

Ennerdale
The Common
Abberley
Worcester
WR6 6AY

An excellent family home in the desirable village of Abberley.

Generous accommodation with some great living space.

- Canopy entrance porch, reception hall, dining room, lounge, sitting room, dining kitchen, shower room/utility room.
- Three double bedrooms, en-suite bathroom, shower room.
- Good sized tarmacadam parking, rear garden with expansive deck.

Situation

Ennerdale is situated on The Common in the village of Abberley. It lies within a very short walking distance to the village store and post office together with a junior school. The house 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 doctor's surgery. The Cathedral City of Worcester is about 12 miles distant and provides an extensive range of amenities.

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

Description

This appealing detached family home is double glazed and has oil fired central heating.

It is approached by a canopy entrance porch with wood store and quarry tiled floor. This leads directly to the reception hall.

There are three good reception rooms, the dining room having twin double glazed doors to the rear deck, the lounge with a contemporary wood burning stove and sitting room with ornate electric fire.

The well-proportioned dining kitchen has a range of floor and wall mounted cabinets, Hotpoint ceramic hob, Haler wine fridge, electric ovens, oak floor and twin double glazed doors to the rear deck.

There is a useful separate shower room/utility room including a tiled shower cubicle with shower attachment and the Worcester oil fired central heating boiler.

The first floor provides a good long landing with rooflight. There are three double bedrooms, two with fitted wardrobes. The master has an en-suite bathroom with shower over the bath. There is a separate shower room with shower cubicle with twin head shower.

Outside

Ennerdale has a good sized tarmacadam driveway with timber bar field gate, side store, oil tank and mixed hedging/screening from the road.

The rear garden provides an expansive wide timber deck with shelving and timber steps down to another deck. There is a side lawn and a main rear lawn with four Silver Birch trees, outbuilding, the whole being fully enclosed by timber panel fencing and rail and post fencing.

GENERAL INFORMATION

Energy Performance

Current Rating: 54E
Potential Rating: 61D
Carried out: 2nd November 2025

Services

Mains electricity, drainage and water. 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 ///unlimited.rejoins.reminder

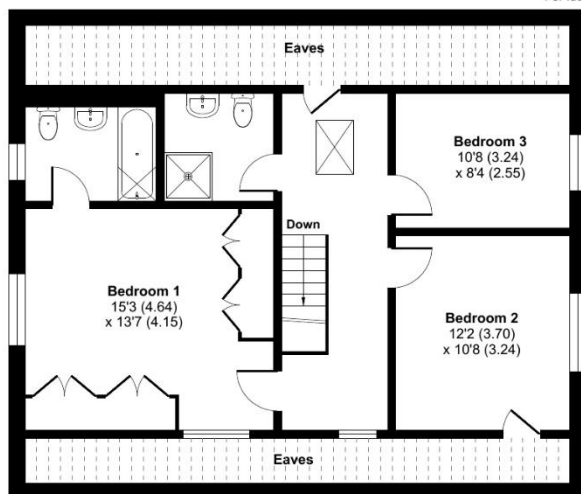
The Common, Abberley, Worcester, WR6



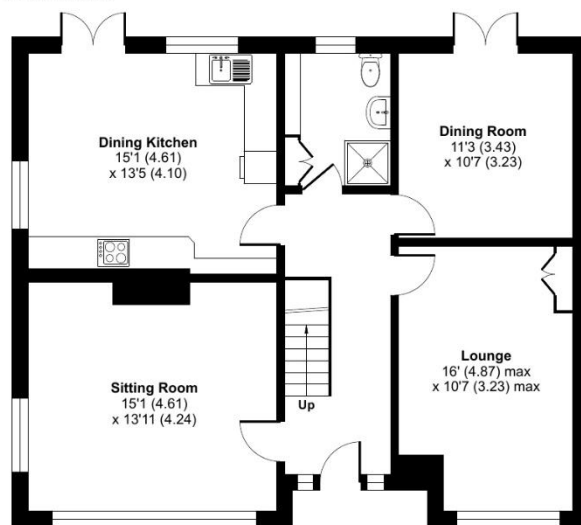
Denotes restricted head height

Approximate Area = 1570 sq ft / 145.8 sq m
Limited Use Area(s) = 252 sq ft / 23.4 sq m
Total = 1822 sq ft / 169.2 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 2025. Produced for G Herbert Banks LLP. REF: 1371481

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	54 E	
21-38	F		
1-20	G		

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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



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