



**Allan Morris**  
estate agents

**Hawford, Worcester.**



## Abberley House, Hawford, Worcester. WR3 7SF

- \* Charming extended traditional family home
- \* 3 Reception Rooms, 4 double Bedrooms & a balcony
- \* Formal Gardens, Paddock, Orchard & Woodland, in all approximately 2.58 acres
- \* Elevated position with far reaching views
- \* Westerly private rear aspect
- \* Viewing highly recommended
- \* NO ONWARD CHAIN

An extended traditional detached family home offering spacious, versatile and well proportioned accommodation with numerous original features (Oak paneling & Art Deco touches throughout), occupying a generous elevated plot of approximately 2.58 acres comprising formal gardens, an orchard, paddock and woodland. The property stands in an elevated position and enjoys stunning far reaching views in a westerly direction and offers great scope for further improvement/updating.

Accommodation briefly comprises: Ground Floor - Reception Hall, Lounge Dining Room (with a wonderful feature fireplace & multi fuel stove), Sitting Room (with feature fireplace & multi fuel stove), Study, Kitchen Breakfast Room (with an Aga & Pantry), Utility Room, Cloakroom and Boiler Room. First Floor: Four Double Bedrooms (the main bedroom having an En-Suite Bathroom with separate shower) three of the four bedrooms having direct access to the Balcony enjoying the far reaching views, Family Bathroom and separate W.C.

### OUTSIDE:

To the front of the property are lawned formal gardens with mature floral & shrub borders, a gated gravel driveway leading up to the front door, a Detached Single Garage (with Up & Over door, power & light), a parking/turning area, access to the Orchard, Paddock (which also benefits from a second right of access) and pedestrian access to the side & rear of the property. There is a Summer House, Green House/Potting Shed, Garden shed(s), Stable/Office (with power & light). The numerous outbuildings & Garage provide excellent storage and the potential for additional accommodation - subject to planning permission.

To the rear of the property is an addition gravelled/wooden decked/patio seating area with steps leading down into the woodland area.





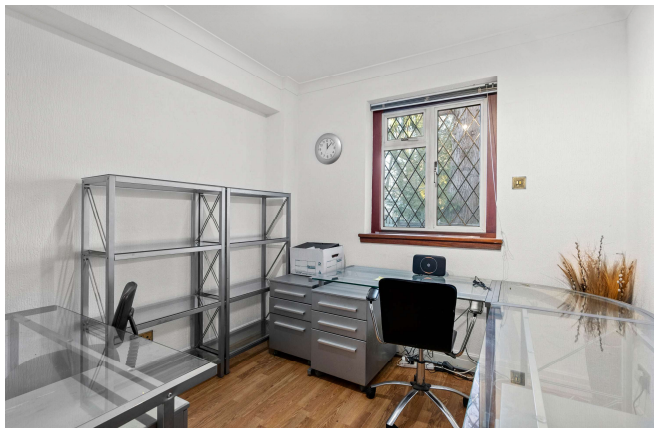


It is only possible to fully appreciate the property, location & views with a physical viewing, please contact the Worcester Office to arrange an appointment.

#### LOCATION:

Abberley House is situated midway between the City of Worcester and the Village of Ombersley (a well serviced village with doctors, award winning Public Houses & Village Shop), easy access to national road and rail networks.

AGENT'S NOTE: We have been advised by the sellers that the property has had some historical minor movement, all of which has been fully addressed & rectified under the property house insurance - paperwork is available to interested parties.





## DIRECTIONS:

From Worcester proceed along the A449 for approximately 1 mile, Abberley House will be found on the left handside, as indicated by the Allan Morris For Sale Board.

What3words: ///lawn.drain.shiny







## USEFUL INFORMATION:

EPC Rating: F

Tenure: Freehold

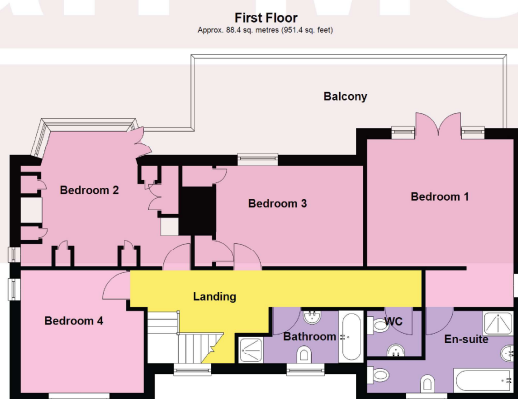
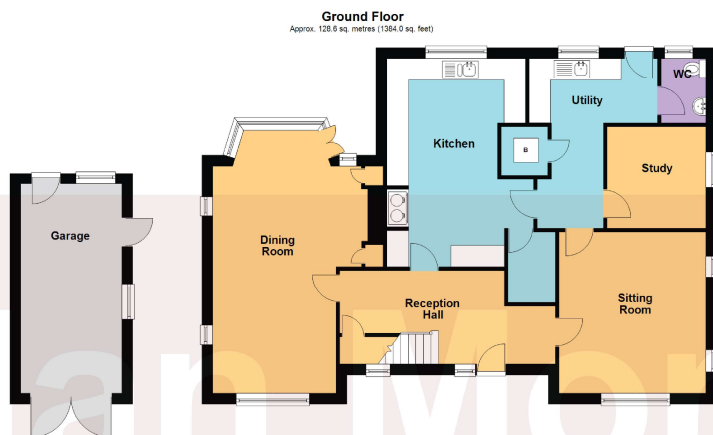
Council Tax Band: G

PRICE: Offers in the Region of £ 700,000



WAM 7861





Total area: approx. 217.0 sq. metres (2335.4 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

## Floorplan & Measurements:

**Reception Hall** - 2.62m x 6.04m (8'7" x 19'9")

**Lounge Dining Room** - 6.38m x 4.77m (20'11" x 15'7")

**Sitting Room** - 4.53m x 4.11m (14'10" x 13'5")

**Study** - 2.84m x 2.76m (9'3" x 9'0")

**Kitchen Breakfast Room** - 5.81m x 4.11m (19'0" x 13'5")

**Utility** - 1.9m x 3.59m (6'2" x 11'9")

**Bedroom 1** - 4.72m x 4.11m (15'5" x 13'5")

**En-Suite Bathroom** - 2.33m x 4.11m (7'7" x 13'5")

**Bedroom 2** - 3.81m x 4.42m (12'6" x 14'6")

**Bedroom 3** - 2.82m x 5.07m (9'3" x 16'7")

**Bedroom 4** - 3.46m x 3.45m (11'4" x 11'3")

**Bathroom** - 1.49m x 3.5m (4'10" x 11'5")

**Garage** - 5.88m x 2.83m (19'3" x 9'3")

## General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you, please contact our Office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. Measurements: Our quoted room sizes are approximate and intended for general guidance, you are advised to verify all the dimensions carefully. Fixtures & Fittings: All items not specifically mentioned within these details are to be excluded from the sale. Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

## Contact us:

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