



Linden House, Abberley, Worcestershire

G HERBERT
BANKS

EST. 1898

Linden House
The Common
Abberley
Worcestershire
WR6 6AY

A wonderful house in this desirable village.

Spacious extended family accommodation.

- Reception hall, snug, dining room, sitting room, large breakfast kitchen, utility room, cloakroom and cellar.
- Four double bedrooms, ensuite shower room and family bathroom.
- Detached garage and attractive landscaped gardens.

Situation

Linden House is situated on The Common in the much favoured WR6 village of Abberley. The village provides a range of amenities including a village store store/post office together with the junior school. There is the popular Manor Arms public house and restaurant, a large active village hall and playing fields together with two wonderful historic churches.

Importantly the property lies within the catchment area of the much sought after Chantry Senior School in Martley. The close by village of Great Witley has a petrol station/small Asda and a doctors surgery.

The cathedral city of Worcester is about 12 miles distant which provides an extensive range of amenities. There is good access to the nearby Wyre Forest towns of Kidderminster, Bewdley and Stourport together with Birmingham. The property is well placed for motorway access from 5 at Wychbold and 6 & 7 to the north and south of Worcester. Kidderminster has a direct rail connect to Worcester, Birmingham and London.

Description

Linden House is a special Edwardian village property which was brilliantly extended in 2005. The house is double glazed and is in excellent order throughout. It is approached by a central reception hall leading to the snug with feature fireplace with propane gas stove together with a fine separate dining room. A really impressive feature of the ground floor accommodation is the splendid large sitting room, an excellent room with French doors to the rear garden.

To the other side of the hall is the substantial kitchen/breakfast room with striking circular breakfast area at one end, range of cabinets and appliances to include a range cooker with extractor over. Lying off the kitchen is a utility room and cloakroom.

The delightful first floor accommodation provides four bedrooms, ensuite shower room and a well appointed family bathroom.

Outside

Linden House is approached by a central path with lawned gardens to either side and mixed hedging fronting the common. To the rear is a secluded attractive garden with mature trees and various shrubs and plants.

Detached double garage and off road parking.

GENERAL INFORMATION

Agents notes

We would strongly recommend a full inspection of Linden House. It is a fabulous village house which enjoys some lovely views. The house provides perfect, well balanced and proportioned family accommodation.

Energy Performance

Current Rating: 40 E
Potential Rating: 69 C
Carried out: 29 May 2024

Services

Mains electricity, drainage and water. LPG 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

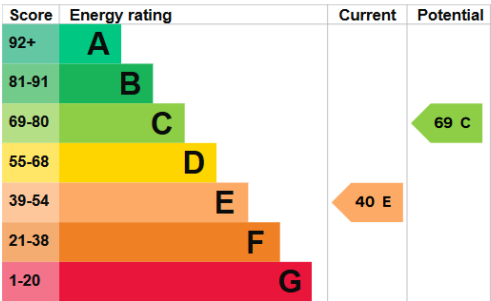
Directions

What3words [///bookmark.graph.agency](http://bookmark.graph.agency)

Energy rating and score

This property's energy rating is E. It has the potential to be C.

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



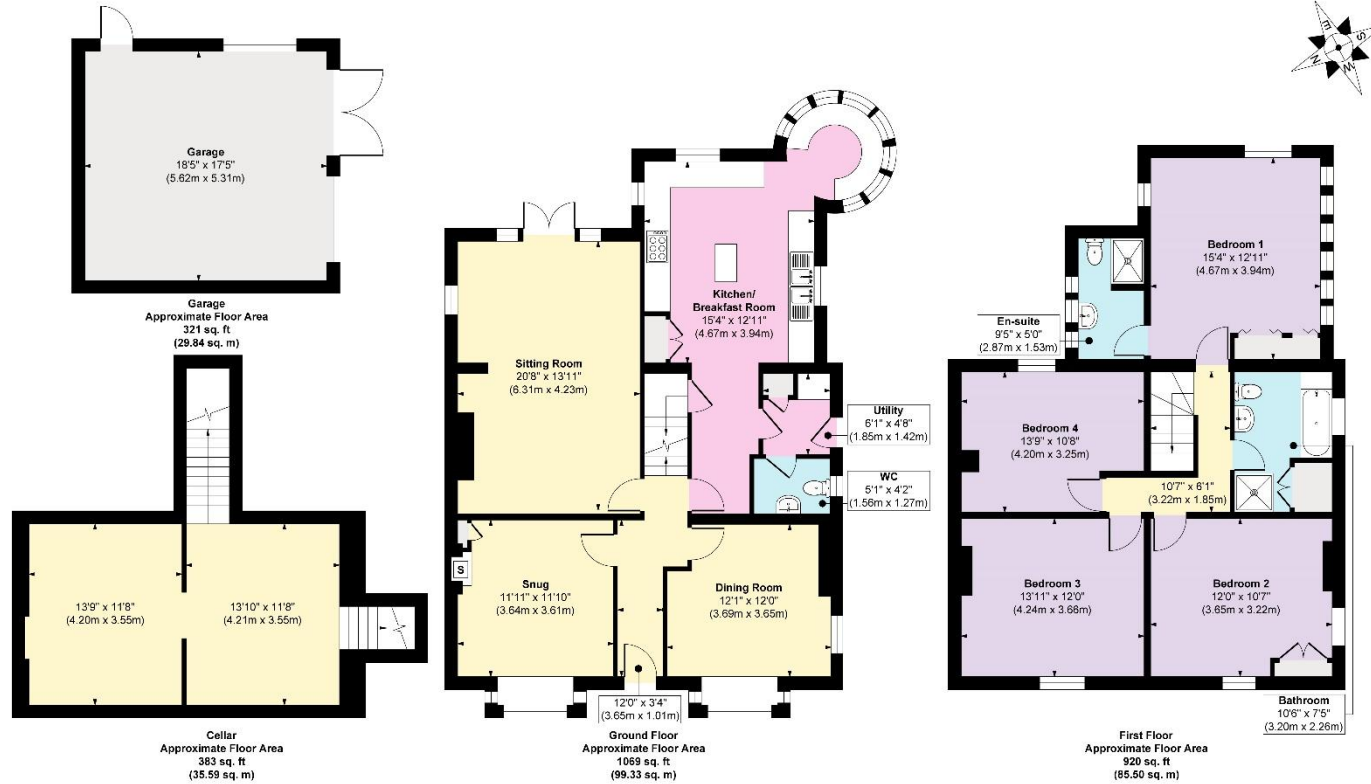
The graph shows this property's current and potential energy rating.





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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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Approx. Gross Internal Floor Area
Main House = 1989 sq. ft / 184.83 sq. m
Cellar = 383 sq. ft / 35.59 sq. m
Garage = 321 sq. ft / 29.84 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY. MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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