



11 School Meadow, Abberley, Worcester

G HERBERT  
BANKS

EST. 1898

## 11 School Meadow Abberley Worcester WR6 6FB

A fabulous contemporary family home in a quiet tucked away position.

Striking and creatively presented accommodation.

- Reception hall, living room, study, superb living/kitchen/dining room, utility room, cloakroom.
- Five bedrooms, two en-suite shower rooms, family bathroom.
- Carport. In all about 1822 sqft.

### Situation

11 School Meadow is a seven year old detached home in a quiet cul de sac position. It enjoys some lovely rear views.

The property lies within a short walking distance of Abberley's extensive amenities including the junior school, a splendid large active village hall, village store/post office, the popular Manor Arms public house and restaurant, playing fields together with splendid historic churches.

Importantly the property lies within the catchment area of the much sought after Chantry School in Martley.

The close by village of Great Witley has further amenities including a petrol station/small Asda and doctors surgery.

The Cathedral City of Worcester is about 12 miles distant which provides an extensive range of amenities. The property is also very well placed for access to the nearby Wyre Forest towns of Kidderminster, Bewdley and Stourport together with the West Midlands conurbation Birmingham.

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

Kidderminster has a direct rail connection to Worcester, Birmingham and London.

### Description

11 School Meadow is approached by a generous reception hall with staircase off to the first floor.

The excellent ground floor space provides a living room/snug with bay window to the front. On the other side of the hall there is a study with fitted wardrobe cupboards, hanging rail and shelving.

The stunning large living/kitchen/dining room is a striking large room. It provides twin double-glazed doors to the garden and great entertaining space. The kitchen element to the house provides Smeg appliances, a combination Smeg microwave oven, two Smeg ovens, a dishwasher, five ring Smeg hob with extractor over, granite working surfaces and central island unit.

Lying off the kitchen is a utility room which provides granite working surface, sink unit and wall mounted gas fired boiler. There is a cloakroom off.

A staircase with timber balustrading gives rise to the first-floor galleried landing. This includes an airing cupboard with hot water cylinder.

The house has the significant benefit of five bedrooms, a number with fitted mirror fronted wardrobes/cupboards. Two of the bedrooms have en-suite shower rooms and there is a family bathroom with separate tiled shower cubicle.

### Outside

Fronting 11 School Meadow is a block paved driveway with carport. Even car charging point, outside power point.

Gated rear access to the enclosed rear garden. This provides a good-sized patio. The patio gives on to a lawn enclosed by timber panelled fencing.

### GENERAL INFORMATION

#### Energy Performance

Current Rating: 77C  
Potential Rating: 86B  
Carried out: 16<sup>th</sup> June 2022

#### Services

Mains electricity, water and drainage. 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

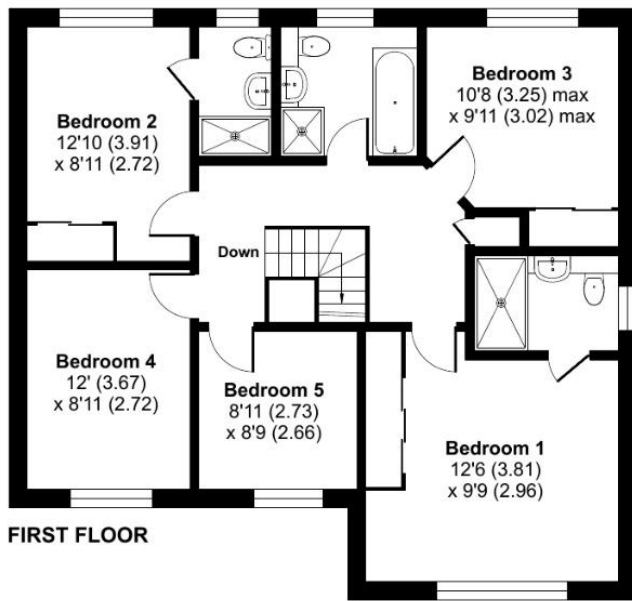
What3words ///mango.rocket.holidays

#### **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.*





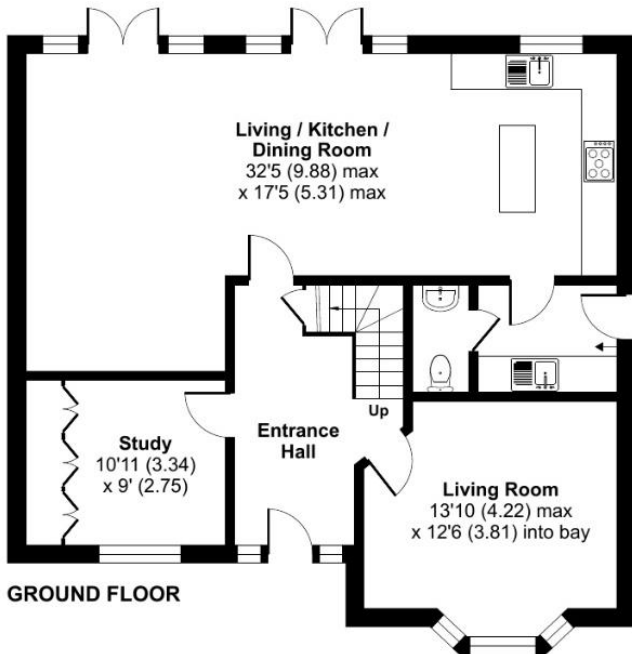


**School Meadow, Abberley, Worcester, WR6**

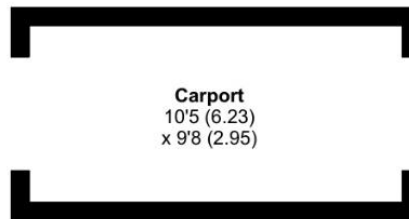
Approximate Area = 1822 sq ft / 169.3 sq m (excludes carport)  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©orchecom 2026. Produced for G Herbert Banks LLP. REF: 1473519



**Utility**  
7'9 (2.35)  
x 6'3 (1.91)



**G HERBERT BANKS**

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