



37 The Village, Abberley, Worcester

G HERBERT  
BANKS

EST. 1898

## 37 The Village Abberley Worcester WR6 6BN

A charming extended period semi detached cottage.

Lovely historic conservation area setting.

- Dining room, sitting room, large dining kitchen with Aga, rear hall area with cloakroom/utility room off.
- Cellar.
- Three double bedrooms, en-suite shower room, family bathroom. In all about 1553 sq ft.
- Wonderful rear walled garden.

### Situation

37 The Village is situated in the old part of Abberley overlooking The Square. It enjoys some splendid views over the adjacent St Michael Medieval Church. This has a Norman doorway, and the southern arcade indicates a 13<sup>th</sup> Century Isle. There are further Norman parts of the building. Abberley also has the benefit of a separate much larger victorian church, St Mary's.

The village provides a range of local amenities including a junior school, The Manor Arms public house situated within The Square, a post office and general store, and village hall. It lies within the catchment area of the highly regarded Chantry High School at Martley.

The Cathedral City of Worcester is about 13 miles distant and the property is also very well placed for nearby Wyre Forest Town of Stourport on Severn, Bewdley and Kidderminster.

The village is on the edge of the Teme Valley and is surrounded by some truly beautiful unspoilt and undulating countryside.

Both Kidderminster and Worcester have direct rail connections to London and Birmingham. There is good M5 motorway access via junctions 5 at Wychbold and junction 6 at north Worcester.

### Description

A rare opportunity to acquire a property in the heart of Abberley. It is a very appealing semi-detached home with character accommodation. The house is approached by a dining room with a quarry tiled floor and clearview wood burning stove with pine shelving to either side. This leads directly into the fine sitting room with twin double glazed door to the rear garden, brick fireplace and surround with clearview stove and pine shelving.

A much-enjoyed feature of the house is the large dining kitchen with tiled floor, twin plate four oven oil fired Aga, a range of wall and floor mounted cabinets, plumbing for dishwasher, granite working surfaces and Belfast sink unit. There is a good link to the rear garden via twin double glazed French doors.

Rear hallway area off the dining kitchen with cloaks cupboard. This leads to cloakroom with white suite providing wash hand basin and WC, tiled floor, plumbing for washing machine and Worcester oil fired boiler.

First floor central landing giving access to three double bedrooms, a master with en-suite shower room together with a separate family bathroom.

### Outside

The gorgeous rear walled garden is laid to lawn with gravelled areas, timber trellis screened oil tank and wonderful view of the old church. There is a timber shed with adjoining timber panelling and gravelled area. The garden provides a fine selection of shrubs and trees.

## GENERAL INFORMATION

### Energy Performance

Current Rating: 39E

Potential Rating: 71C

Carried out: 3<sup>rd</sup> February 2026

### Services

Mains electricity, water and drainage. Oil fired central heating.

Local Authority Malvern 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 ///hippy.undertone.comet

### **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.*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

# The Village, Worcester, WR6

Approximate Area = 1553 sq ft / 144.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for G Herbert Banks LLP. REF: 1407287



# G HERBERT BANKS

EST. 1898

01299 896 968  
[info@gherbertbanks.co.uk](mailto:info@gherbertbanks.co.uk)  
[www.gherbertbanks.co.uk](http://www.gherbertbanks.co.uk)

The Estate Office, Hill House  
 Great Witley, Worcestershire WR6 6JB



AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

