



# THE BARN

Abbots Morton, Worcester, Worcestershire







# A CHARMING, DETACHED PROPERTY

Situated in the delightful village of Abbots Morton.  
Benefiting from equestrian facilities, garden and grounds extending  
to 2.46 acres and a separate studio



Local Authority: Wychavon District Council

Council Tax band: D

Tenure: Freehold



## SITUATION

The Barn is located in the picturesque conservation village of Abbots Morton, known for its traditional black-and-white timbered buildings and rich history dating back to the Domesday Book. The village has a strong community, a well-used village hall, and the 12th-century St Peter's Church.

Ideally positioned around 6.2 miles from Alcester and 12 miles from Stratford-upon-Avon, the property offers easy access to Worcester, Birmingham, and Cheltenham. Nearby towns provide excellent shopping, with local villages covering day-to-day needs. Transport links are strong, with quick access to the M5 and wider Midlands motorway network. Birmingham International Airport is approx. 27 miles away, and mainline stations at Evesham and Worcester offer direct services to London and the Midlands. The area benefits from outstanding state and private schooling options in Alcester, Stratford, Worcester, Cheltenham, and Malvern.















# THE PROPERTY

The Barn is a charming, detached home combining character features with modern living. A generous entrance hall leads to a stunning, split-level, dual aspect drawing/dining room with a wood burning stove, a beautiful, full-width window seat and bi fold doors opening from the dining area to the patio. The vaulted kitchen/breakfast room offers a large island, integrated appliances, and lovely garden views, with direct access to the patio. A bedroom, currently used as a sitting room, with garden access and built in wardrobes, family bathroom and WC complete the ground floor.

Upstairs, the bright and airy landing overlooks the living space below. The principal bedroom enjoys garden and paddock views and has a stylish en suite. A second bedroom suite sits opposite with its own shower room. A fourth bedroom is accessed via a separate staircase and benefits from an en suite washroom. All bedrooms enjoy built in wardrobes, attractive proportions and countryside views.

The property also includes a separate studio with a versatile main room, a room housing kitchen units that is currently used as a utility room and WC.











## OUTSIDE

The property is approached via a private gravel driveway with ample parking. A double gate between the main house and studio opens to an all-weather track, with interlocking plastic tiles that allow the grass to grow through, leading to a field which provides parking for several vehicles and horse trailers or lorries and the equestrian facilities. This includes a wooden stable block with three stables, a store and a hay barn. The grounds extend to 2.46 acres, divided into paddocks with wooden posts and electric fencing.

The southwest facing garden is partly laid to lawn with a large stone paved patio ideal for outdoor entertaining. Mature planting, shrub and herbaceous borders, and a surrounding brick wall provide privacy and seclusion. A front lawn with mature trees and boundary hedging offers additional screening from the road.

### Services

Mains electricity, water and drainage are connected to the property. Oil fired central heating. Fibre broadband connected to the property.











Alcester 6.2 miles, Evesham 9.7 miles, Stratford 12.5 miles, Worcester 13.6 miles,  
Warwick 20.7 miles, Warwick Parkway 21 miles, Birmingham 26.9 miles, Birmingham  
Airport 27.2 miles, Cheltenham 29.3 miles  
(Distances and times approximate)

What3words

///candidate.paves.modest



# The Barn



Land Development Services Ltd  
Plan Preparation  
Unit 15, Glenmore Business Park  
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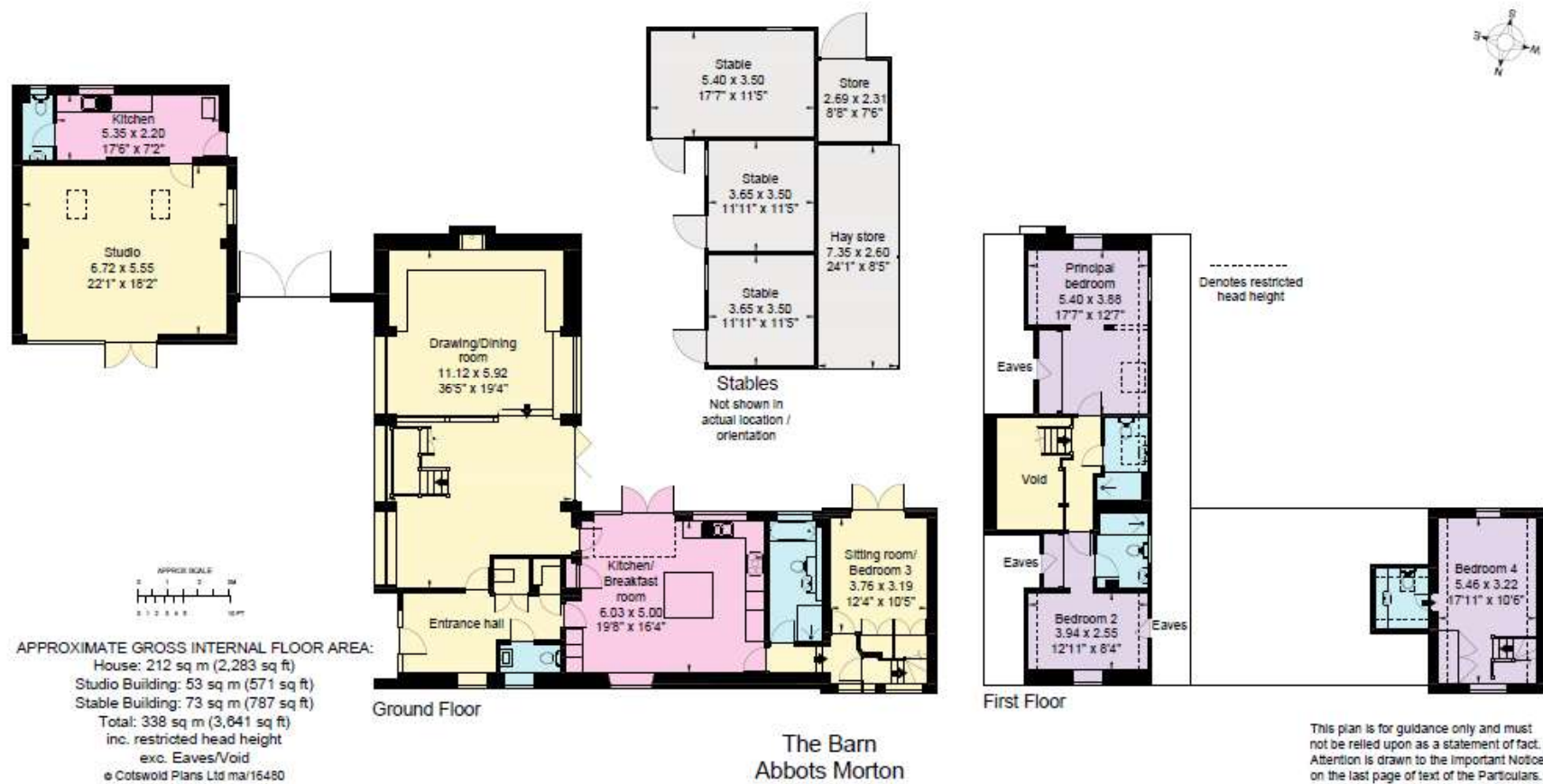
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Title  
**The Barn**

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)





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Date: 27 July 2026  
Our reference: STR012551602

## The Barn, Abbots Morton, Worcester, WR7 4NA

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £900,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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