



6 Long Meadow, Abberley, Worcestershire

G HERBERT
BANKS

EST. 1898

6 Long Meadow
Abberley
Worcester
WR6 6FD

A very impressive contemporary detached family home in this small select development.

Spacious Reception Hall, Breakfast/Kitchen, Lounge, W.C.

3 Bedrooms, En-suite Shower to Master and Family Bathroom.

Garage, Parking and Private Rear Garden.

Situation

6 Long Meadow is situated in the modern part of Abberley village and is a very short walking distance from the Abberley stores and post office. Other village amenities include 2 historic churches, the Manor Arms Public House, nursery and junior school and village hall. The adjacent village of Great Witley has a further range of amenities including a garage/Spar and doctors surgery. Lying a short driving distance away is at the Elms Hotel and Spa.

The surrounding undulating countryside provides many glorious walks including direct access onto Worcestershire way.

Abberley is very well placed for the Wyre Forest towns of Stourport, Bewdley and Kidderminster together with the Cathedral City of Worcester. Kidderminster has direct rail links to Worcester, Birmingham and London. There is good M5 motorway access via junctions 5 at Wychbold and 6 at North Worcester.

Description

This superb family home was built in 2022 by Piper Homes and is a very appealing property. It is sold with the benefit of a splendid Haden kitchen, double glazing, fitted blinds throughout, air source heating and Amtico flooring in the kitchen, hallway and downstairs cloakroom.

The light and bright accommodation is in first class order throughout and is approached by a spacious reception hall with cloakroom cupboard and downstairs W.C. The front of the property enjoys a southerly aspect over farmland towards the iconic Abberley Clock Tower.

The breakfast / kitchen has an integrated Bosch oven and grill with induction hob and extractor hood over. Further integrated appliances include Indesit Fridge/Freezer and dishwasher. French doors lead out to the rear garden providing a great entertaining space.

The sunny front to back lounge also has French doors which lead out to the rear garden.

To the first floor are 3 excellent double bedrooms including the splendid Master with en-suite shower room.

Separate good size bathroom with shower over the bath.

Outside

6 Long Meadow is approached over a shared driveway leading to private block paved hardstanding to the front and side providing parking.

Enclosed walled rear garden with wide patio, lawn and gate to the side.

GENERAL INFORMATION

Services

Mains electricity, water and drainage. Air source heating.

Local Authority

Malvern Hills District Council Tel: 01684 862151

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.

Agents Note

Management costs – £320.00 PA.

EPC Rating

A full copy of the EPC can be requested from the selling agents or by visiting www.gov.uk/find-energy-certificate.

The EPC was carried out in August 2022 with a rating 81/B; potential 92/A.

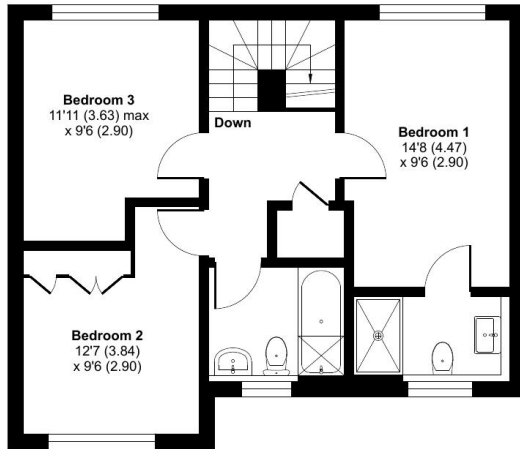
Directions

From Worcester take the A443 signposted to Tenbury. Continue through various villages including Great Witley and bypass the turning to Abberley. The property will be seen a short distance before Abberley stores on your right-hand side. Turning into Long Meadow and then take an immediate right before locating the property ahead.

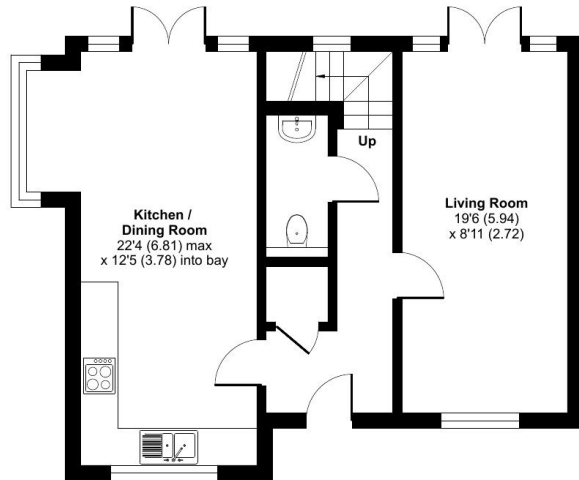
Long Meadow, Abberley, Worcester, WR6

Approximate Area = 1309 sq ft / 121.6 sq m (includes garage)

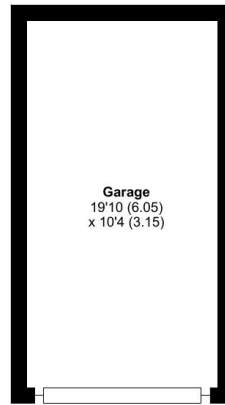
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE



G HERBERT BANKS

EST. 1898

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 Great Witley, Worcestershire WR6 6JB



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