



**Connells**

Stable End Abberley Park  
Abberley Worcester



## Property Description

A beautifully presented and exceptionally well-managed barn conversion, situated within the highly sought-after Abberley Park development in the picturesque village of Abberley.

This charming property offers well-proportioned accommodation comprising an inviting living room, a fitted kitchen/dining room ideal for everyday living and entertaining, and a convenient ground floor cloakroom/WC. To the first floor are two well-sized bedrooms and a modern shower room.

Externally, the property benefits from a private, well-maintained garden, providing an attractive outdoor space for relaxation and enjoyment. Residents also have access to communal parking, together with the added advantage of a single garage.

Combining character and practicality, this delightful home enjoys a peaceful setting within a well-kept development, making it an ideal purchase for first-time buyers, downsizers, or those seeking a low-maintenance property in a desirable rural location.

## Ground Floor

### Entrance Hall

Ceiling light, electric heating and laminate flooring.

Stairs with carpet flooring leading up to the first floor.

### W.C

W.C, wash hand basin

### Living Area

Single glazed window, ceiling light, electric radiator, tiled hearth and brick surround, wood burner and wooden flooring.

Double glazed French doors leading out to the patio garden.

### Kitchen

Spotlights, ceiling light, base units, solid wood worktops, stainless steel sink and drainer, fridge/freezer, integrated appliances and wooden flooring.

Double glazed bi-fold doors to the rear garden.

## Bedroom One

Skylights, ceiling light, fitted wardrobes and carpet flooring.

## Bedroom Two

Skylights, ceiling light and carpet flooring.

## Shower Room

Skylight, W.C, wash hand basin, walk in shower, chrome heated towel radiator and vinyl flooring.

## Outside

### Outside Front

There is a communal gravelled car park. The property also has a single garage with up and over doors.

### Outside Rear

To the rear of the property leading out from the kitchen/dining area is a private west-facing enclosed lawned garden.

From the living area there are French doors opening out to a south-facing patio garden.

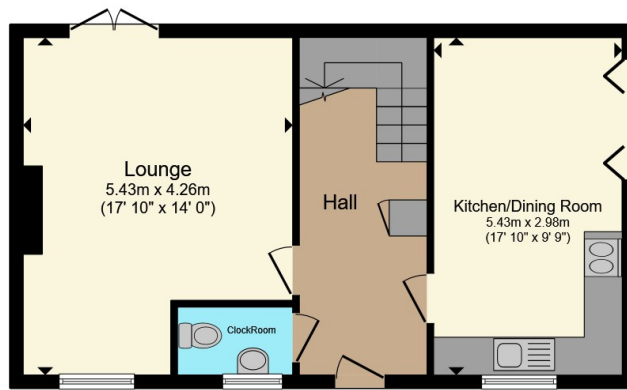
## Services

All main services are connected to the property.

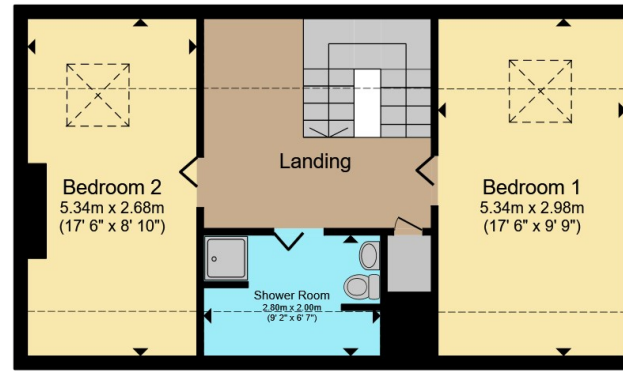








**Ground Floor**



**First Floor**

Total floor area 101.1 m<sup>2</sup> (1,088 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax  
Band: C

Tenure: Freehold

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