

Linden House, Abberley **WR6 6AY**

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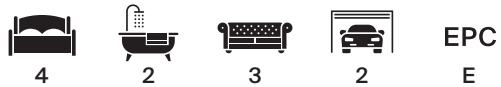


# Linden House, Abberley

**WR6 6AY**

A beautifully presented village house with double garage.

Abberley is a desirable village in beautiful west Worcestershire. Whilst rural, it is conveniently located, the A443 leads to Worcester City Centre and on to the M5 only 11 miles away. In the village is a post office, shop and garage. Nearby, the villages of Great Witley, Knightwick, Clifton, Martley and Ombersley have a variety of pubs, local shops, farm shops, delicatessen's, butchers and surgeries. Worcester has has a mainline train station, with direct trains to London and Birmingham.



: £650,000

**Tenure:** Available freehold

**Local authority:** Malvern Hills District Council

**Council tax band:** F











## The property

- Detached, two storey Edwardian house with garden
- Extended in 2005. Well-maintained and beautifully presented
- Village location with rural views
- Double garage plus off-road parking
- Double glazed and in good order throughout.

## Services

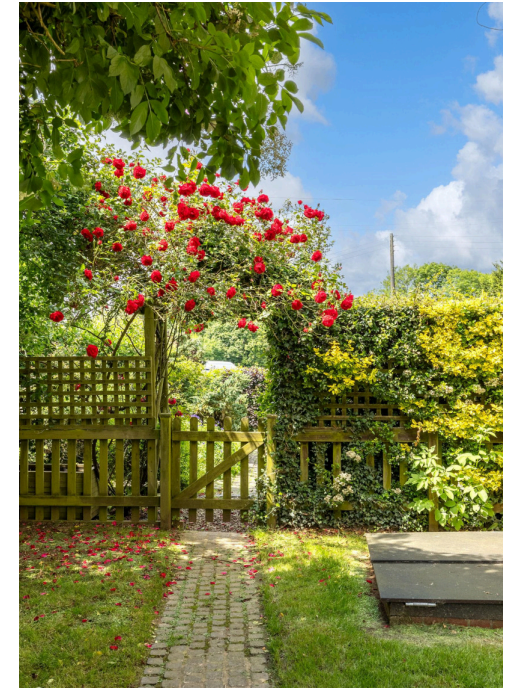
- Mains electricity, water and sewerage.
- LPG fired boiler for central heating and hot water.





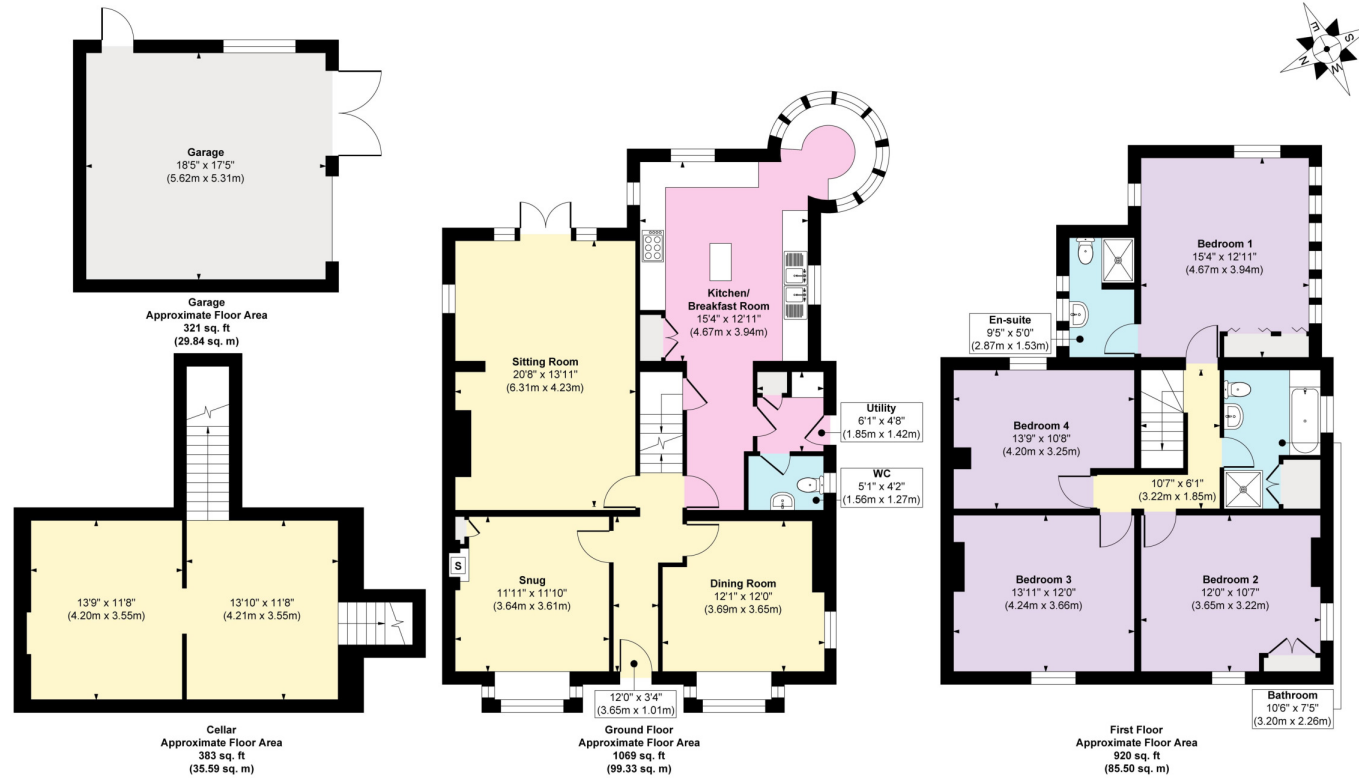








# Linden House, The Common, Abberley, Worcestershire WR6



**Approx. Gross Internal Floor Area**  
**Main House = 1989 sq. ft / 184.83 sq. m**  
**Cellar = 383 sq. ft / 35.59 sq. m**  
**Garage = 321 sq. ft / 29.84 sq. m**

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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