



An exclusive development of just nine new homes,
offering a selection of beautifully appointed houses
and bungalows with 2, 3 & 4 bedrooms.



Perfectly
situated in an
idyllic setting

Photo by Tony Armstrong-SlyFollow - Abberley Clock Tower looms out of a low morning mist.
<https://www.flickr.com/photos/tonyarmstrong>

Abberley

The picturesque village of Abberley is situated in the beautiful and unspoilt North Worcestershire countryside, perfectly located between Worcester and Tenbury Wells.

The village has a rich history and is spread across three areas – the village, based around the remains of the 12th Century church, and the location of the village hall; the Hill, housing the replacement church and from where there are far reaching views of the surrounding countryside, and the Common, which is the most recent part and where you will find the primary school and the village shop. Abberley Village Hall offers a range of activities within the community.

From the Hill you will be able to see the distinctive Abberley Clock Tower, commissioned in the 19th century by John Joseph Jones, an industrialist and banker who lived in Abberley Hall, which was most recently used as a prep school. The Abberley circular route is an enjoyable five mile walk and takes in woodland, country lanes, fields, and pastures as well as stunning views from Abberley Hill, following parts of the Worcestershire Way.

Should you wish to treat yourself locally look no further than the Manor in the centre of the village, a fine dining public house with accommodation, and for a luxury spa treat, The Elms Hotel & Spa, both just a short distance from your new home.

For those that need access to schooling, Abberley Parochial Primary School is just 100m away and has a 'GOOD' Ofsted rating. Other schooling is available in nearby Martley, Worcester and Bewdley.

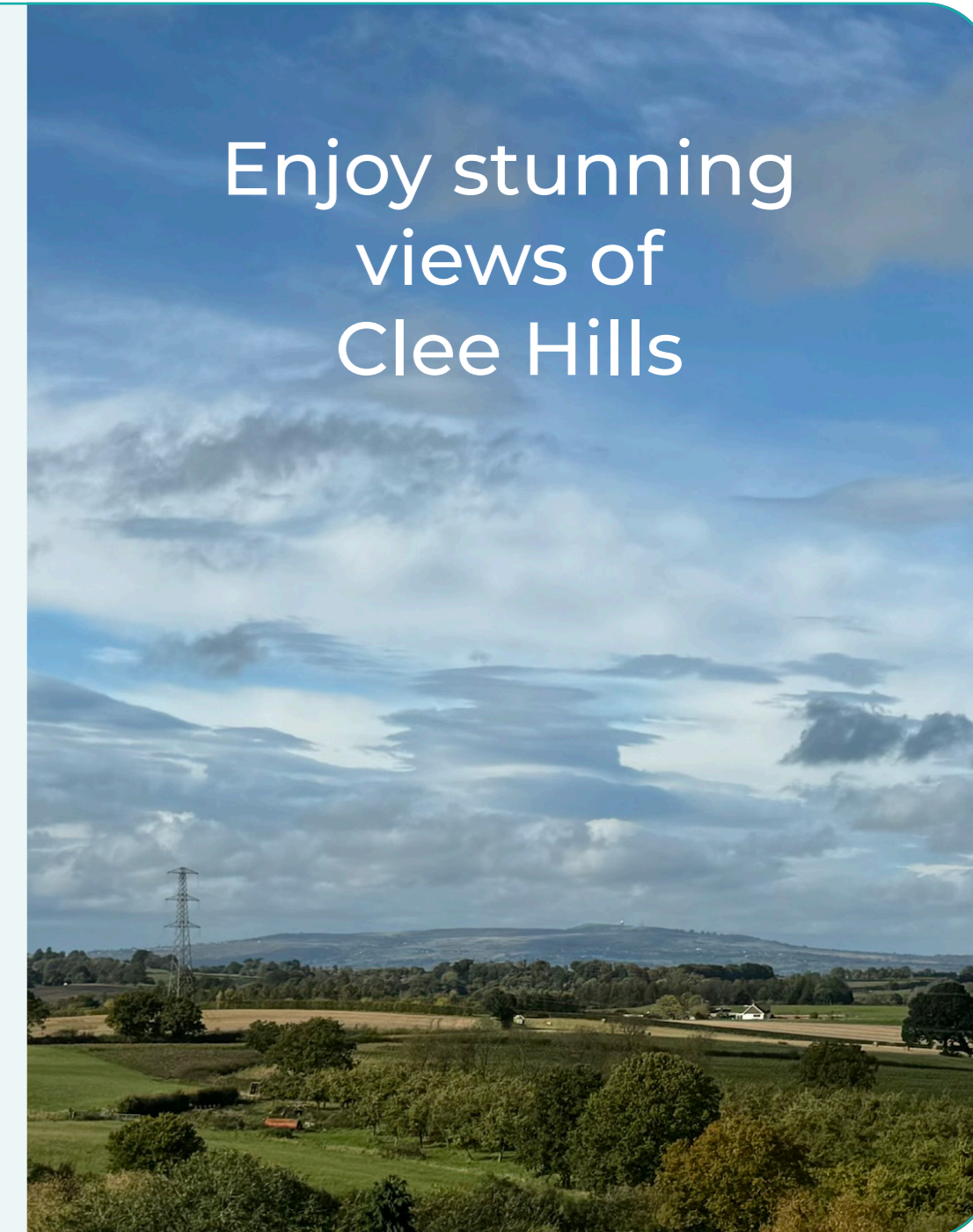
The Surrounding Area

Abberley offers idyllic countryside living but has an array of facilities within easy reach – the Wyre Forest towns of Bewdley, Stourport and Kidderminster are all within easy driving distance. Stourport offers three supermarkets for your shopping needs – Tesco, Morrisons and Lidl, whilst Bewdley offers the West Midlands Safari Park as well as scenic river walks with an array of food and drink establishments, perfect for a sunny evening or a Sunday stroll.

Further afield, just twelve miles away, you have the Cathedral City of Worcester which offers a vast selection of food, drink, entertainment, and sporting opportunities as well as many independent retailers, alongside the major high street chains. You will also find the Malvern Hills and The Wyre Forest Nature Reserve withing easy driving access.

Hartlebury (7 miles) and Kidderminster (8 miles) both have train stations serving the local rail network. From Worcester train services to Birmingham and London run frequently, with the London journey just over two hours. The M5 J7 (14.7 miles) is the nearest motorway access, and this offers easy commuting from here to the Midlands motorway network and beyond. Birmingham Airport is 39.6 miles away and takes just over one hour.

Enjoy stunning
views of
Clee Hills





Site Plan

Plot 1 | The Elms
3 bedroom detached bungalow with separate single garage.

Plot 2 | Woodland House
3 bedroom detached bungalow.

Plot 3 | Birchwood House
3 bedroom detached bungalow.

Plot 4 | Willow Tree House
4 bedroom detached house with attached single garage.

Plot 5 | Maple House
4 bedroom detached house with separate double garage.

Plot 6 | Hazledene House
4 bedroom detached house with separate single garage.

Plot 7 | Deerhurst
2 bedroom detached bungalow.

Plot 8 | Th Cedars
2 bedroom detached bungalow.

Plot 9 | Oakwood House
2 bedroom detached bungalow.



Site plan and computer generated images are indicative only.



Computer generated image is indicative only

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The Elm | Plot 1 | x3

An attractive double fronted three bedroom bungalow situated at the entrance of this exclusive development. Light floods into the spacious reception hall, off which you will find an individually designed kitchen with separate utility, dining and living room. Sliding doors open out onto the patio and rear garden, with stunning views across to Clee Hills. The perfect place where you will be able to sit and enjoy the sunset on a summers day

All three bedrooms are substantial doubles with the principal bedroom having a luxurious ensuite shower room. Generous, landscaped front garden, separate single garage, and multiple car driveway with EV charger.



Ground Floor

	(metres)	
Kitchen/Diner	7.40	x 4.90
Lounge	6.00	x 3.30
Utility	3.40	x 1.70
Bedroom 1	4.30	x 3.40
En-suite	3.30	x 2.10
Bedroom 2	3.90	x 3.40
Bedroom 3	4.10	x 3.40
Bathroom	2.30	x 2.20

Any furniture shown is not included. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.



Ground Floor

	(metres)	
Kitchen/Diner	7.40	x 4.90
Lounge	6.00	x 3.30
Utility	3.40	x 1.70
Bedroom 1	4.30	x 3.40
En-suite	3.30	x 2.10
Bedroom 2	3.90	x 3.40
Bedroom 3	4.10	x 3.40
Bathroom	2.30	x 2.20

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Woodland House | Plot 2 | x3

Desirable single storey home featuring extensive open plan kitchen/ dining/living room with the benefit of sliding doors offering direct access to the garden, with fabulous views across to Clee Hills. Off the hallway is a separate utility room, WC, main bathroom and three double bedrooms with the main bedroom having the benefit of an ensuite shower room. A private driveway with EV charger and parking for two vehicles.

Birchwood House | Plot 3 | x3

An attractive double fronted three bedroom bungalow with a spacious reception hall, off which you will find an individually designed kitchen with separate utility, dining and living room. Sliding doors open out onto the patio and rear garden, with fabulous views across to Clee Hills. All three bedrooms are substantial doubles with the principal bedroom having a luxurious ensuite shower room. Generous, landscaped front garden, and multiple car driveway with EV charger.



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Willow Tree House | Plot 4 | x4

Willow Tree House is a striking four bedroom detached property with garage and ample driveway parking. The impressive open plan kitchen/dining/living room space flows seamlessly from the reception hall and offers bifold doors leading directly onto the patio area, with fabulous views across to Clee Hills. The view will be equally excellent from the main bedroom. The ground floor is completed by a cosy snug and a WC.

The first floor offers four double bedrooms, two of which enjoy ensuite shower rooms and an additional family bathroom.

Ground Floor

	(metres)
Kitchen/Dining/Living	9.90 x 6.40
Lounge	4.90 x 3.40
Snug/Study	3.70 x 2.40
Utility	2.50 x 2.00

First Floor

	(metres)
Master Bedroom	4.80 x 4.70
En-suite	2.70 x 1.75
Bedroom 2	3.40 x 3.30
En-suite	3.40 x 1.50
Bedroom 3	4.00 x 3.80
Bedroom 4	4.00 x 3.60
Bathroom	3.70 x 2.60

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Maple House | Plot 5 | x4

The welcoming reception hall at Maple House leads to three spacious living areas. A bespoke kitchen dining area has been designed with entertaining in mind, the snug offers quiet solace and an alternative to the impressive bright living room. A WC completes the ground floor.

Upstairs two of the four double bedrooms have the benefit of luxurious ensuite shower rooms whilst the other two bedrooms share a contemporary bathroom. The lovely garden gives a perfect place where you will be able to sit and enjoy the sunset on a summers day. A separate double garage with ample driveway parking completes this beautiful property, situated in a prime corner position. The views across to Clee Hills will be wonderful from both the bedrooms and patio



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Ground Floor

	(metres)
Kitchen/Dining/Living	9.90 x 6.40
Lounge	4.90 x 3.40
Snug/Study	3.70 x 2.40
Utility	2.50 x 2.00

First Floor

	(metres)
Master Bedroom	4.80 x 4.70
En-suite	2.70 x 1.75
Bedroom 2	3.40 x 3.30
En-suite	3.40 x 1.50
Bedroom 3	4.00 x 3.80
Bedroom 4	4.00 x 3.60
Bathroom	3.70 x 2.60

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Hazeldene | Plot 6 | x4

Hazeldene is a four bedroom detached home occupying a prime corner position. The spacious reception hall leads into an extensive living room, snug and kitchen/dining area, with access to the garden through sliding doors. A separate utility room and WC complete the ground floor.

Upstairs, there are four generously sized double bedrooms, where you will have the benefit of lovely views towards Cleve Hills. Both the main bedroom and bedroom two benefit from ensuite shower rooms. A contemporary family bathroom is also on this floor.

A separate single garage and private driveway parking.

Ground Floor

	(metres)
Kitchen/Dining/Living	9.90 x 6.40
Lounge	4.90 x 3.40
Snug/Study	3.70 x 2.40
Utility	2.50 x 2.00

First Floor

	(metres)
Master Bedroom	4.80 x 4.70
En-suite	2.70 x 1.75
Bedroom 2	3.40 x 3.30
En-suite	3.40 x 1.50
Bedroom 3	4.00 x 3.80
Bedroom 4	4.00 x 3.60
Bathroom	3.70 x 2.60

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Ground Floor



First Floor



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Deerhurst | Plot 7 | x4

A perfectly formed two bedroom bungalow with a spacious reception hall leading to an open plan kitchen/dining room with French doors out to the rear garden. A separate living room offers sliding doors opening onto a patio area and garden.

Two double bedrooms, the principal having a luxurious ensuite, and a bathroom all make up this striking home.

A private driveway offers parking for two cars.

Ground Floor

	(metres)
Kitchen/Dining	4.50 x 4.50
Lounge	4.20 x 4.10
Bedroom 1	4.20 x 3.40
En-suite	2.20 x 2.10
Bedroom 2	4.00 x 2.90
Bathroom	2.80 x 2.10

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The Cedars | Plot 8 | x2

Perfect for downsizing, this lovely bungalow offers two generous double bedrooms, with the principal having a separate ensuite shower room.

The contemporary family bathroom can be found off the reception hall, along with a separate living room and kitchen/dining area, both of which have access to the rear garden and patio.

A private driveway offers parking for two vehicles.



Ground Floor

	(metres)
Kitchen/Dining	4.50 x 4.50
Lounge	4.20 x 4.10
Bedroom 1	4.20 x 3.40
En-suite	2.20 x 2.10
Bedroom 2	4.00 x 2.90
Bathroom	2.80 x 2.10

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Oakwood House | Plot 9 | x2

This stunning single storey home has wonderful views across to Clee Hills. The separate living room with sliding doors and kitchen with French doors both open onto the rear garden and patio.

Both double bedrooms overlook the front garden and the principal bedroom benefits from an ensuite shower room. A family bathroom is also available.

A private driveway offers parking for two vehicles.



Ground Floor

	(metres)
Kitchen/Dining	4.50 x 4.50
Lounge	4.20 x 4.10
Bedroom 1	4.20 x 3.40
En-suite	2.20 x 2.10
Bedroom 2	4.00 x 2.90
Bathroom	2.80 x 2.10

Any furniture shown is not included. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

Specification

EXTERNALS

- Hand moulded Hathaway Brindle facing bricks to provide superior premium finish.
- High security front door with letter box.
- Energy efficient agate grey flush casement windows created with innovative technology and sustainability as standard.
- Bifold doors to rear (*plots 4 & 5*).
- Precision sliding doors to rear of property (*plots 1, 2, 3 & 6*).
- French doors to rear of property (*plots 7, 8 & 9*).
- Front and rear lighting. Side lighting (*plots 1, 2, 3, 4, 5 & 6*).
- Rear garden enclosed by close board fence, hedge and/or wall depending on plot, taking advantage of the glorious views (please request details for specific plots).
- Rear patio of India stone paving (extent of patio area is plot specific).
- Block paved front drive of Rustic Tegula paving providing a classic aged antique appearance.
- Turfed and landscaped front garden.
- Gate to rear garden.
- External tap.
- External waterproof socket.
- EV car charger with the ability to phone, for enhanced control.
- Garage with power and light (*plots 1, 4, 5 & 6*).
- Integrated in roof, highly efficient solar panels providing advanced module technology delivering superior efficiency.

INTERNAL FINISH

- Matt paint finish to all ceilings and walls.
- Tongue & Groove internal doors with a oak appearance.
- Wardrobes to master bedroom (*plots 1, 2, 3, 4, 5 & 6*).
- Elegant staircase with oak handrail, and newels with painted soft wood spindles.

HEATING, ELECTRICAL & LIGHTING

- Full underfloor heating throughout ground floor of all properties, with excellent zonal control using smart Wi-Fi stats that can seamlessly link into Alexa, Google Play etc for voice controls, if required.
- Radiators to first floor (*plots 4, 5 & 6*).
- Utilising Panasonic's award winning Aquarea air source heating, providing an innovative low energy system.
- Downlighters in hallway, WC, kitchen, utility (*plots 1, 2, 3, 4, 5 & 6*), ensuite and bathroom. Pendant light fittings elsewhere.
- Light pendant in loft.
- USB socket in kitchen and main bedroom.
- Master BT telephone points.
- Full fibre ULTRAFast broadband to all properties.

KITCHEN

- Individually designed, high quality kitchens with soft closing doors and drawers.
- Extensive choice of kitchen units. *
- Choice of stone work tops and upstands (*plots 1, 2, 3, 4, 5 & 6*). *
- Choice of stylish ultra-thin compact laminate (*plots 7, 8 & 9*). *
- Feature lighting under wall units (*all plots*) and plinth lighting (*plots 1, 2, 3, 4, 5 & 6*).
- Feature ceiling above island providing focal point for the kitchen.
- x2 Bosch built-in single fan ovens (*plots 1, 2, 3, 4, 5 & 6*).
- Bosch built-in double oven (*plots 7, 8 & 9*).
- Bosch 5 zone touch operated induction hob (*plots 1, 2, 3, 4, 5 & 6*).
- Bosch 4 zone touch operated induction hob (*plots 7, 8 & 9*).
- 1.5 bowl stainless steel or composite inset/undermount sink. Single bowl in utility (*plots 1, 2, 3, 4, 5 & 6*).

- Integrated dishwasher and fridge/freezer
- Chimney extractor fan.
- Mixer tap available in a choice of colours. *
- Plumbing and electrics for washing machine and tumble dryer in utility (*plots 1, 2, 3, 4, 5 & 6*). Plumbing and electrics for washing machine in kitchen (*plots 7, 8 & 9*).
- A choice of luxury vinyl flooring in a wood grain or stone finish providing superior quality.

BATHROOM

- White sanitaryware with soft close toilet seat.
- White bath.
- Semi pedestal sink.
- Rainfall shower and separate handset over bath with glass bath screen (*plots 1, 2, 3, 7, 8 & 9*).
- Separate fully enclosed shower with rainfall shower (*plots 4, 5 and 6*).
- Heated towel rail
- A choice of tiles for the bathroom walls (*extent of tiling is plot specific*).
- A choice of luxury vinyl flooring in a wood grain or stone finish providing superior quality.

MASTER ENSUITE

- White sanitaryware with soft close toilet seat
- Wall mounted vanity unit.
- Separate fully enclosed shower with rainfall shower (*plots 1, 2, 3, 7, 8 & 9*).
- Separate walk in shower with glass panel and rainfall shower (*plots 4, 5 & 6*).
- Shaver socket.
- Heated towel rail.
- A choice of tiles for the ensuite walls (*extent of tiling is plot specific*).
- A choice of luxury vinyl flooring in a wood grain or stone finish providing superior quality.

SECOND ENSUITE (*Plots 4 5 & 6*)

- White sanitaryware with soft close toilet seat.
- Semi pedestal sink.
- Separate walk in shower with glass panel and rainfall shower.
- Shaver socket.
- Modern electric heated towel rail.
- A choice of tiles for the ensuite walls (*extent of tiling is plot specific*).
- A choice of luxury vinyl flooring in a wood grain or stone finish providing superior quality.

WC

- White sanitaryware with soft close toilet seat.
- Wall mounted vanity unit with tiled sink splashback.
- A choice of luxury vinyl flooring in a wood grain or stone finish providing superior quality.

GUARANTEES

- Two year Homeowner Warranty from Eden Properties (Midlands) Ltd.
- Ten year LABC structural warranty.

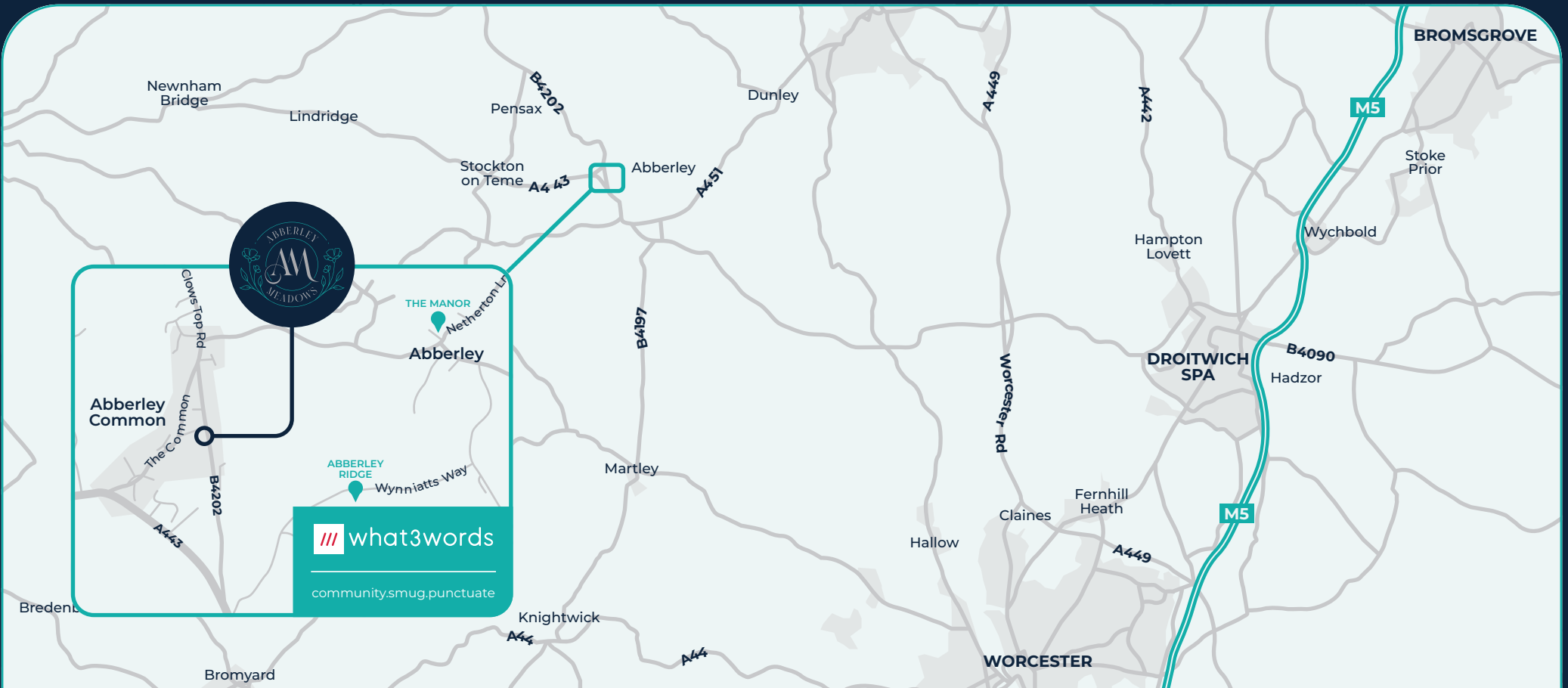


* Subject to build stage.

Please note that whilst every care has been taken to ensure the accuracy of the information set out in this specification, Eden Properties (Midlands) Ltd reserves the right to alter, vary and amend it at any time. We therefore recommend that it should only be considered as a guide.

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**ANOTHER QUALITY
DEVELOPMENT BY
EDEN HOMES**



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