



*** PEACEFUL LOCATION WITH STUNNING COUNTRYSIDE VIEWS

*** An exceptional detached property finely designed and built by it's current owner who for decades traded as a reputable local builder. The property delivers a fabulous family friendly home laid out over three floors offering underfloor heating and spacious accommodation throughout. The secure driveway sweeps around to the front of the house with an impressive timbered porch. Inside radiating off a central hallway is a lovely lounge with Inglenook fireplace, study, formal dining room and a beautifully crafted breakfast kitchen. On the first floor are two double bedrooms with a further dressing room which could easily be turned back into a bedroom, a house bathroom and ensuite off the master. The lower ground floor has two further bedrooms both with ensuites, a utility, wine cellar and plant room.

The house sits on a private, discreet plot with tidy gardens surrounding the property with lovely seating areas enjoying the beautiful countryside views. To the front is a driveway providing off road parking with double garage and a further parking space behind electric gates.

Approach

The approach is by way of block paved driveway which sweeps around the property towards the front door. The driveway is nestled behind a brick wall providing privacy and security

Entrance Hall

Having stairs rising to the first floor with impressive turned timber balustrades and also down to the lower ground level, two double glazed stained glass windows, doors radiating off to the dining room, study, downstairs WC, living room and breakfast kitchen.

Dining Room (front)

14' 10 x 11' 07

Decorative brick fireplace and three double glazed window providing natural light.

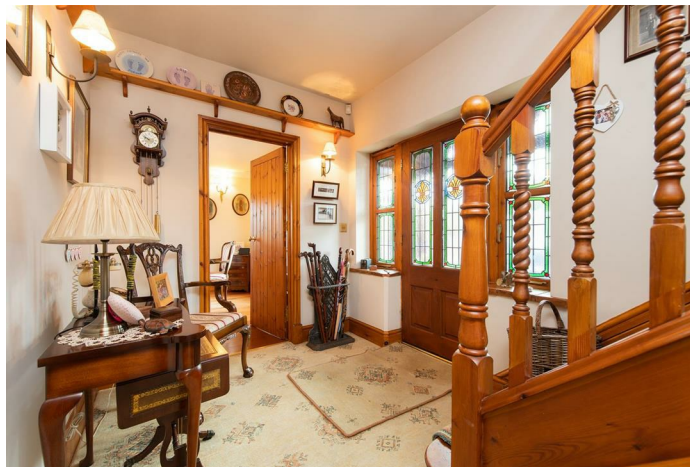
Study

9' 02 x 7' 09

Double glazed window.

Downstairs WC

High flush WC, wall mounted wash hand basin, floor tiles and double glazed window.



Living Room (Rear)

20'01 x 14'11

Boasting a fabulous Inglenook fireplace with a cast iron log burner sitting on a tiled hearth within a brick surround and solid wooden beam over, double doors opening into the rear garden and five double glazed windows.

Breakfast Kitchen

19'07 max x 17'10 max

Inset ' Belfast ' ceramic sink with drainer built into the rolled edge ' Granite ' work tops, range of wall and base units, integrated fridge freezer and dishwasher, space for a ' Rangemaster ' style cooker with decorative tiled splash back, feature island with further base units and ' Granite ' work top, floor tiles, double doors opening into the rear garden and five double glazed windows.



Lower Ground Level Hallway

Stairs to ground level, storage cupboard off, doors radiating off to a further two bedrooms, plant room and utility.

Guest Bedroom Two

14'11 x 11'05

Two double glazed windows and ensuite off.

Shower Room En Suite

Shower cubicle with shower fitting, pedestal wash hand basin, low flush WC, wall and floor tiles and double glazed window.

Guest Bedroom One

15'01 x 13'02

Two double glazed windows and ensuite off.

Ensuite

Panelled bath, low flush WC, shower cubicle with shower fitting, wall and floor tiles.

Utility

Two fitted storage cupboards with sliding doors, chrome heated towel rail, inset stainless steel sink top with base units, plumbing for wash washing machine, door to pantry/ wine store, steps to rear garden and double glazed window.

First Floor Landing

Two double glazed windows and linen cupboard.



Master Bedroom

15'0 x 13'05

Double glazed bow window enjoying uninterrupted rural views, loft hatch, dressing room and ensuite off.

Shower Room En Suite

Shower cubicle with shower fitting, low flush WC, wash hand basin built into fitted vanity unit, wall and floor tiles, chrome heated towel rail, eaves storage and double glazed window.

Dressing Room

13'03 x 10'03

This could easily be turned back into a separate bedroom having access onto the landing and two double glazed windows.

Bedroom Two

14'10 x 11'05

Loft hatch and double glazed window.

House Bathroom

'Jacuzzi' style corner bath, shower cubicle with shower fitting, low flush WC, wash hand basin built into vanity unit, wall tiles, chrome heated towel rail and double glazed window.

Outside

Sitting on a delightful plot overlooking farmland to the front and rear. The gardens are a true delight having been thoughtfully conceived and fastidiously maintained. There are numerous seating areas enjoying both privacy and spectacular views. Impressive koi fish pond (fish excluded) to the side, a cosy summer house with log burner and decked seating area perfect for alfresco dining thought out the seasons. A paved area leads you to the detached garage and raised level vegetable patch and green house, separate outside access to lower ground floor which could be easily reconfigured to provide an independent annexe. Two gated accesses leading back to the front driveway.

Garage

21'03 max x 18'0

Electric up and over door, door to rear garden, light and power points, gardeners WC off with low flush WC, wall mounted wash hand basin, floor tiles and double glazed window.



The Location

Chaddesley Corbett is renowned to be one of Worcestershire's most sought after villages. It provides the ideal base for those commuting within north Worcestershire as well as Birmingham and the Black Country along with having excellent local schools in both the public and private sectors. The property lies adjacent to glorious open countryside.

Agents Note

Planning Consent has been approved (Planning Ref no 20/0571/FUL) for the erection of a single bungalow in the garden of Magnolia Cottage. N.B development of the garden in line with the consent granted will activate an Overage Agreement. Please refer to the Agent for further details.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

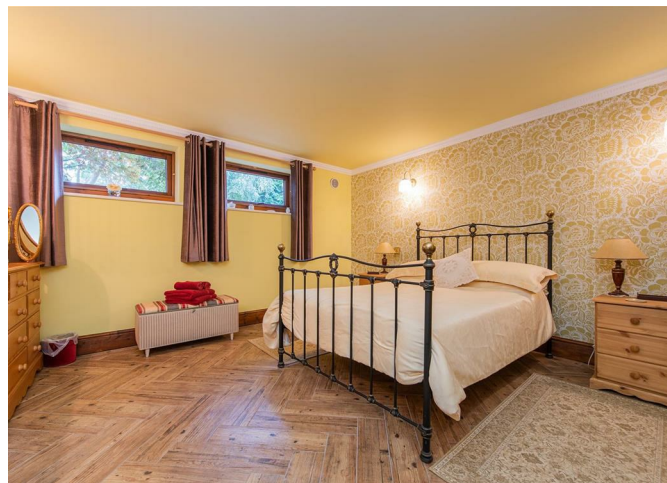
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The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 25% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

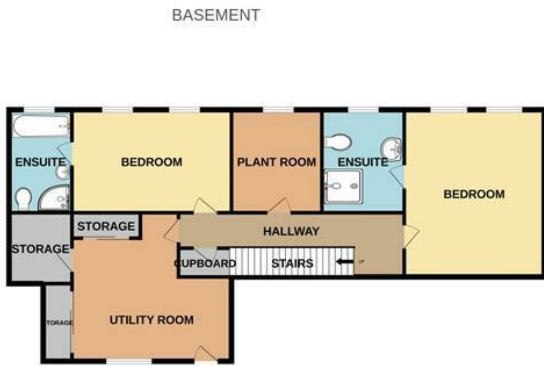
Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

Council Tax Band H







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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