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YOUR PREMIUM AGENT

**THURLEY CROFT  
COMMON LANE  
MAPPLEBOROUGH GREEN  
B80 7DP**

Nestled at the end of a quiet country lane, this beautifully presented dormer bungalow offers spacious, versatile living in an absolutely stunning setting. With approximately three acres of protected greenbelt land, wrap-around gardens, and panoramic views across open fields. This home is a rare gem that must be seen to be truly appreciated.

# THURLEY CROFT, COMMON LANE

Nestled in Mappleborough Green, this charming three bedroom dormer bungalow sits on three acres of stunning countryside, offering peaceful living with breathtaking views. The spacious ground floor features an open plan kitchen/diner, a generous living room, utility room, and a flexible study/bedroom. Upstairs, the principal suite boasts an en-suite, walk-in wardrobe and two additional double bedrooms.

Outside, enjoy wrap-around gardens with ample space for outdoor living, with a detached annex behind the garage, perfect for guests or a home office. Additional features include patio areas, a vegetable plot, greenhouse, and garden shed.

This exceptional property offers a rare opportunity to experience country living with modern comfort and must be seen to be truly appreciated.





Upon entering the property, you're welcomed by a bright and spacious hallway leading to a stunning open plan kitchen/diner, which is the heart of the home. Featuring a contemporary fitted kitchen with integrated appliances, breakfast bar, and ample room for a large dining table and relaxed seating, all bathed in natural light and offering views from every angle. The current owner has further enhanced the downstairs space by adding two sun rooms – one lies directly beyond the kitchen whilst the other sits to the side of the kitchen creating the perfect home office space.

The generous living room boasts large picture windows that frame the beautiful gardens, creating a seamless connection to the outdoors. Also on the ground floor is a versatile second reception room currently used as a snug but would work equally as well as a fourth bedroom. On a practical note there is also a well-equipped utility room, downstairs cloakroom, and WC.







Upstairs, the luxurious principal suite is a true retreat, featuring a walk-in wardrobe, elegant en-suite bathroom and charming views overlooking the lush fields beyond.

Two further spacious double bedrooms, both with ample fitted wardrobes and a family bathroom complete the first-floor accommodation.





Behind the detached double garage is a charming self-contained annex, ideal as guest accommodation, a teenager's hideaway, home office, or creative studio.

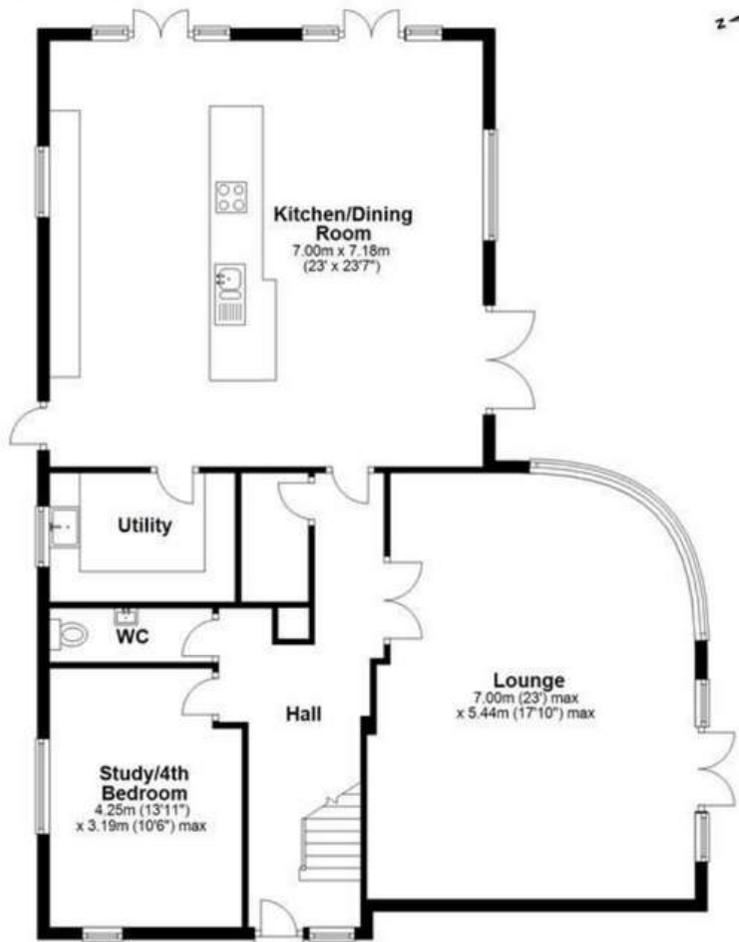
The wrap-around gardens are truly enchanting with uninterrupted views from every aspect. There's space for livestock or equestrian use or simply to enjoy the peaceful surroundings. Additional features include multiple patio areas perfect for alfresco dining, a dedicated vegetable plot, greenhouse and garden shed, ideal for those dreaming of a more self-sufficient lifestyle.



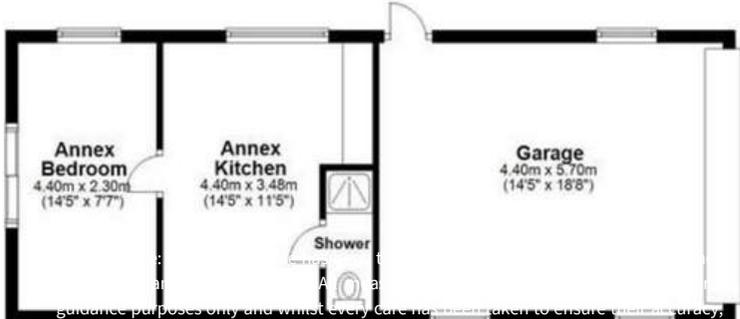


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 128.2 sq. metres (1380.1 sq. feet)



**First Floor**  
Approx. 84.4 sq. metres (908.4 sq. feet)



Total area: approx. 212.6 sq. metres (2288.5 sq. feet)

Please note this plan is for illustration purposes only, this is not intended to be a measured survey or comply with RICS guidelines. All measurements are approximate and should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.

## FEATURES

- Pretty Three Bedroom Dormer Bungalow
- Outstanding Breakfast Kitchen & Diner
- Charming, Light-Filled & Spacious Lounge
- Fabulous Principal Bedroom With En-Suite & Walk-In Dressing Room
- Detached One Bedroom Annex
- Three Acres of Protected Greenbelt Land
- Gated Private Drive With Ample Parking For Multiple Vehicles

**SIZE** Total - 2,288 sq ft

**TENURE** Freehold

**STRATFORD-ON-AVON DISTRICT COUNCIL - F**

## SERVICES

Main water, waste and electricity are connected to the property, heating is oil fired. However, it is advised that you confirm this at point of offer.

## BROADBAND

Type	Max download speed	Max upload speed
Standard	3 Mbps	0.5 Mbps
Superfast	80 Mbps	20 Mbps

**Network in the area:** OpenReach

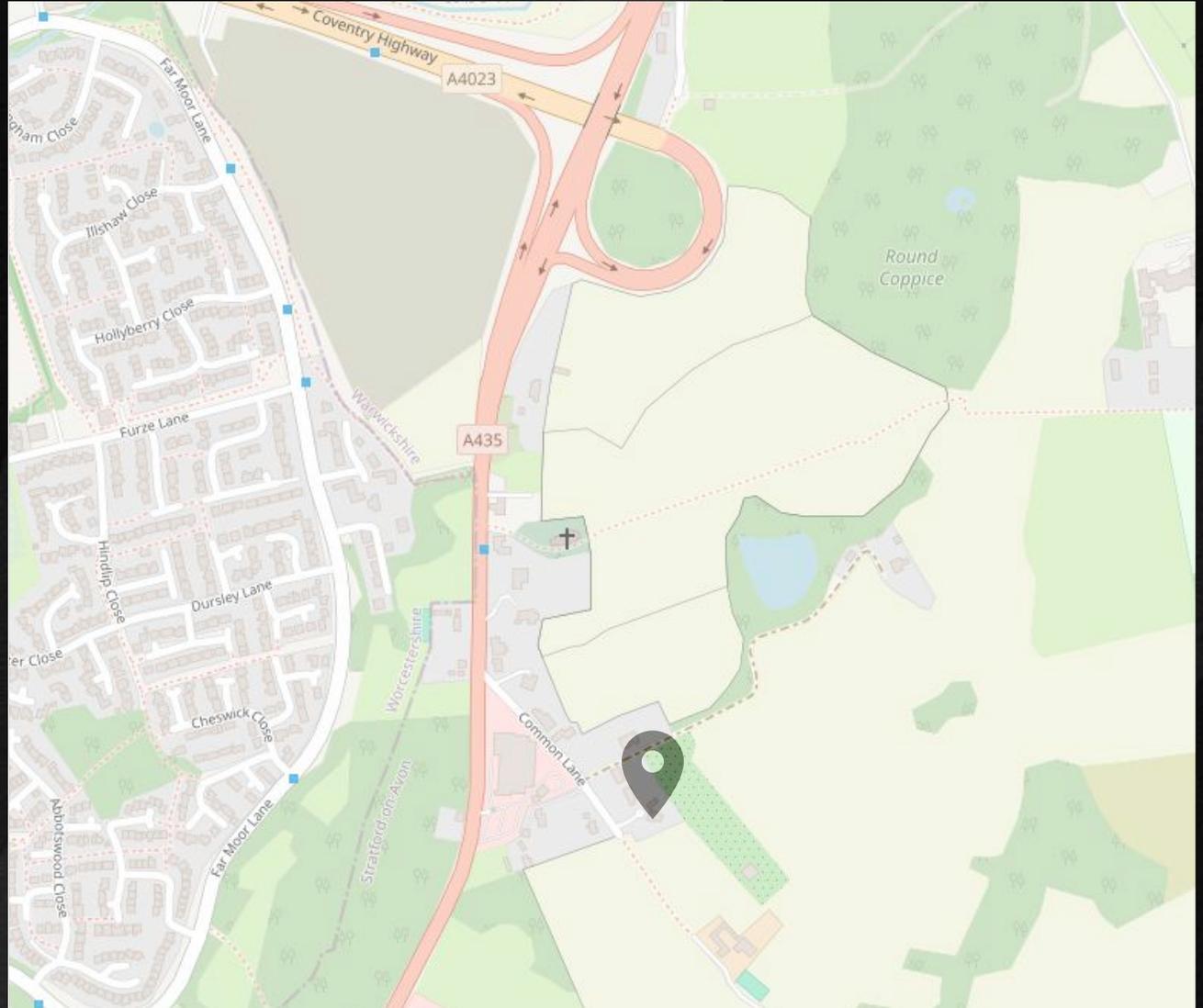
## VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

@ premium@dmandcohomes.co.uk

\*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.\*



## LOCATION

Situated in the picturesque village of Mappleborough Green, this tranquil property combines countryside charm with excellent connectivity. The A435 offers easy access to the M40 and M42, with Birmingham Airport just 25 minutes away. Nearby towns such as Redditch, Tanworth-in-Arden, and Studley offer a range of amenities, schools, and leisure options.

*DM&Co.*

**YOUR PREMIUM AGENT**

Call us on **01564 777314 (option 4)**

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