

AP MORGAN



The Slough, Studley, Warwickshire
Offers Over £825,000

Features:

- Separate access to side garden that has a sizeable hardstanding
- Impressive four bedroom detached Victorian cottage
- Highly regarded semi-rural location backing onto protected woodland
- Three sizable reception rooms, conservatory & home office
- Kitchen/breakfast room & separate utility room
- Family bathroom two en-suites & ground floor W/C
- Wrap around private gardens amounting to approx. 1.1 acres
- Double garage & large driveway
- EPC - TBC

Description:

Situated on a sizable plot of approximately 1.1 acres, perfect for any family looking to run a business from home as the property has a sizable hardstanding within the garden and could be the perfect opportunity for development (subject to planning permission)

Set within an enviable semi-rural location surrounded by mature woodland to the rear and stunning open fields to the front aspect is this beautifully presented, four to six bedroom, detached country residence; steeped in a rich local history dating back to the early Victorian era; situated within a highly regarded location of Studley, Redditch.

The property is approached via a large driveway providing off-road parking for multiple cars, and access to a double garage via a remote operated roller shutter door. Once inside the spacious interior briefly comprises: Large entrance hall; sizable ground floor home office (potential bedroom); impressive open plan lounge diner, featuring a central sky lantern, three sets of French doors out to the rear, and remote operate modern gas fireplace; utility room with integrated freezer, plumbing for washing machine and space for tumble dryer, and a ground floor guest W/C off; stylish fitted kitchen/breakfast room offering integrated under counter fridge, dishwasher and space for an American fridge/freezer. The kitchen then opens through into a cosy family room having seating area with wood burner, large bay window and space for a dining table. To complete the ground floor is a useful snug/playroom or bedroom having dual aspect views to the rear gardens, and conservatory.

Rising upstairs the first floor is split into two sections, with one side having a spacious double bedroom boasting fantastic front aspect views across open fields and a modern-ensuite shower room off; and the second side having a master bedroom with fitted wardrobe storage and modern re-fitted shower room with walk in Aqualisa shower and mood lighting, further double bedroom three, well-proportioned bedroom four, and a family bathroom suite having shower over bath.

Moving outside the highlight of the property is the expansive wrap around gardens, being mostly laid to lawns with mature planted trees, patio seating area with wooden gazebo over, feature walled pond, greenhouse, insulated timber summerhouse with fitted electrical sockets and lighting, all enveloped by mature protected woodland to the rear and sides.



Further benefits include: gas fired central heating and double glazing throughout; external LED security lights & CCTV system; vehicle access to the rear; and power sockets and lighting within the double garage.

The property is situated on the Slough, leading from Redditch to Studley and benefits from a rural setting but close to the facilities of both towns. The sought after village of Studley offers a range of high street shops, supermarkets, local schooling, public houses and restaurants. Studley is 4 miles (6 km) southeast of Redditch and 13 miles (21 km) northwest of Stratford-on-Avon.

Details:

Entrance Hall 9'6" x 14'2" (2.9m x 4.32m)

Lounge/Dining Room 16' x 31'10" (4.88m x 9.7m)

Kitchen 19' x 14'7" (5.8m x 4.45m)

Family Room 23'3" (7.09) max x 13'5" (4.1) max into bay

Bedroom 9' x 12'6" (2.74m x 3.8m)

Conservatory 15' x 9'6" (4.57m x 2.9m)

Bedroom 9'6" x 19' (2.9m x 5.8m)

Utility 21'1" x 6'4" (6.43m x 1.93m)

Ground Floor W/C 5'1" x 3' (1.55m x 0.91m)

Double Garage 20'10" x 17'9" (6.35m x 5.4m)

First Floor

Master Bedroom 11' (3.35) min to front of wardrobe x 10'5" (3.18) max

En-suite Shower Room 7'2" x 9'6" (2.18m x 2.9m)

Bedroom Two 9'9" x 18'7" (2.97m x 5.66m)

En-suite Shower Room 6'6" x 9' (1.98m x 2.74m)

Bedroom Three 8'5" (2.57) min to front of wardrobes x 11'1" (3.38)

Bedroom Four 7'1" x 12'5" (2.16m x 3.78m)

Family Bathroom 5'9" x 10'4" (1.75m x 3.15m)

EPC Rating: D

Council Tax Band: F (tbc by solicitors).

Tenure: Freehold (tbc by solicitors). **For more information or to arrange a viewing, please call us on 01527 406 956.**



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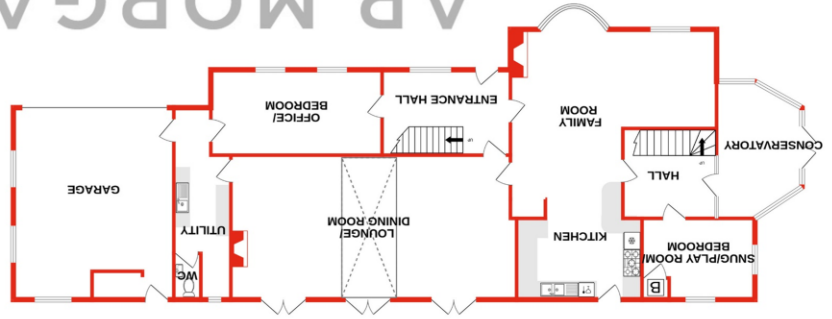
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GROUND FLOOR
2156 sq.ft. (200.3 sq.m.) approx.



1ST FLOOR
792 sq.ft. (73.6 sq.m.) approx.

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TOTAL FLOOR AREA : 2948 sq.ft. (273.9 sq.m.) approx.

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