

AP MORGAN



Sambourne Lane, Sambourne, Warwickshire
Offers in the region of £550,000

Features:

- Stunning barn conversion
- Original character features throughout
- Fully refurbished to a high standard
- Three great sized bedrooms
- Generous lounge space
- Modern kitchen and handy utility
- Garage, allocated parking and visitor parking
- Highly sought-after rural location of Sambourne

Description:

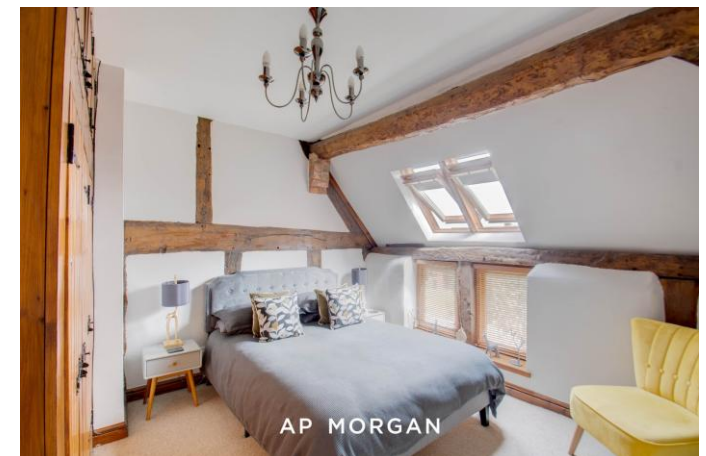
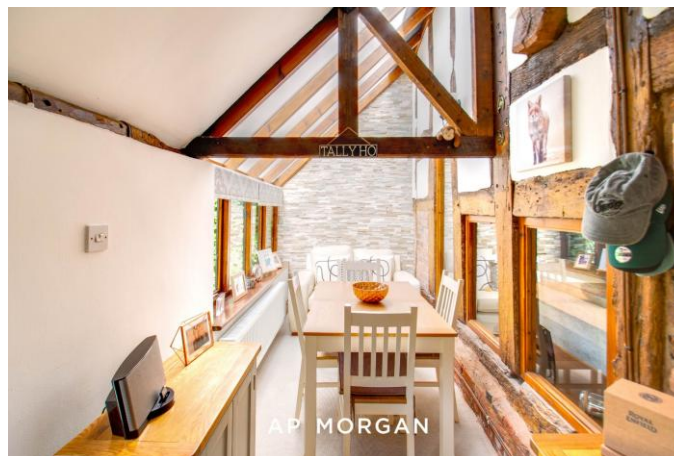
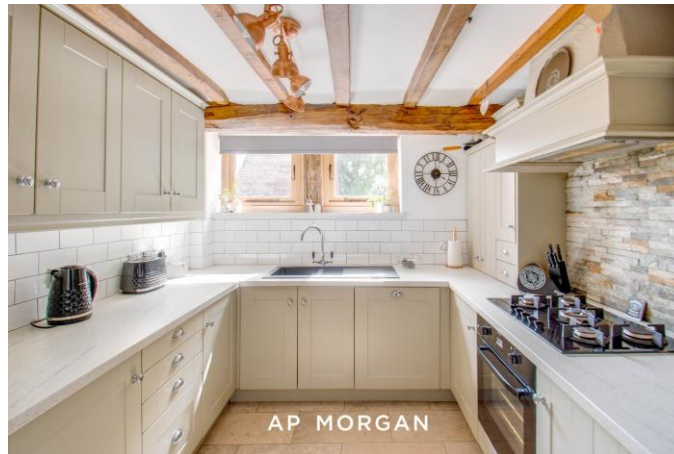
Welcome to this stunning opportunity to own a beautifully presented barn conversion, brimming with original character throughout. Offering two spacious double bedrooms and a single bedroom, this charming home features a generous lounge, a well-equipped kitchen and utility room, and a delightful garden room. Additional benefits include a garage, allocated parking, and visitor parking spaces. The property is situated in the highly sought-after and picturesque rural village of Sambourne, near Redditch.

The property is approached via a long private driveway, leading to a tucked-away location. Visitor parking spaces are situated on the right, while the property itself is the first on the left. An allocated parking space is located to the side, with a gravel driveway leading to the front entrance. The front of the property features a stone pathway bordered by lawn and shrubbery on either side, complemented by original wooden beams surrounding the oak front door and windows. A side gate also provides direct access to the rear garden.

Upon entering, you are welcomed into an entrance hall with the staircase directly ahead, featuring a glass balustrade overlooking the lounge to the right. To the left is a versatile room, ideal as a home office. The generous lounge offers a comfortable and relaxing living space, enhanced by an exposed brick chimney breast housing an electric-style log burner. Stunning exposed beams continue throughout the property, adding to its character and charm.

Leading on from the lounge is the well-equipped kitchen, offering ample storage and worktop space, along with an integrated dishwasher, electric oven, gas hob with extractor hood, fridge, and freezer. The lounge also provides access to the beautiful garden room, an ideal additional space for dining or relaxation, with views over both the lounge and rear garden. The utility room is accessed from here and comprises additional worktop and cupboard space, together with plumbing for a washing machine and space for a tumble dryer.

The first floor opens onto a landing featuring two large storage cupboards and access to all rooms. The principal bedroom is a generous double, complete with two large fitted wardrobes, a Velux window, and additional space for further storage furniture. Bedroom two is a further spacious double, benefiting from large windows that allow plenty of natural light to flow through. Bedroom three is a single room featuring Velux windows and would also make an excellent dressing room, nursery, or home office. The bathroom is fitted with a WC, wash basin, and freestanding bathtub. Original wooden beams continue throughout the first floor and extend into the loft space, further enhancing the property's character.



Outside, the rear garden features a patio area, ideal for outdoor furniture and al fresco dining. A central lawn is bordered by decorative stone pathways leading to a raised decking area at the far end of the garden, creating a wonderful space to relax during the warmer months. The garden is enclosed by fencing and mature shrubs, providing both privacy and additional greenery. From the first-floor windows, residents can enjoy stunning countryside views on all sides, creating a peaceful and tranquil setting.

Situated in the highly desirable village of Sambourne, the property is conveniently located near Astwood Bank, which offers a range of local amenities including shops, restaurants, and pubs. The area also provides excellent access to Redditch Town Centre, with its wider selection of shops, leisure facilities, bus and train stations, and excellent road links to the M5 and M42 motorways.

Details:

Garden Room 5'9" x 16' (1.75m x 4.88m)

Lounge 17'10" x 15' (5.44m x 4.57m) Both Max

Kitchen 8'11" x 9' (2.72m x 2.74m)

Utility 5'8" x 6'7" (1.73m x 2m)

Study 8'10" x 9' (2.7m x 2.74m)

Landing

Bedroom One 12' x 15'1" (3.66m x 4.6m)

Bedroom Two 8'10" x 8'11" (2.7m x 2.72m)

Bedroom Three 9'2" x 9'4" (2.8m x 2.84m) Both Max

Bathroom 6'6" x 9'1" (1.98m x 2.77m)

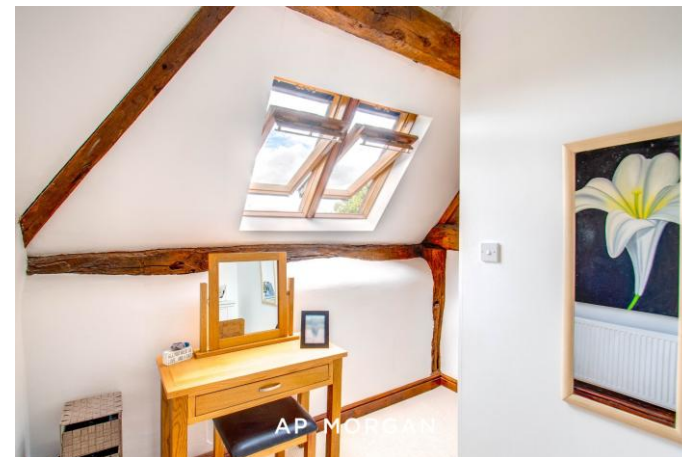
Garage 16'6" x 4.07 (5.03m x 4.07)

EPC Rating: To be confirmed

Council Tax Band: E (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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Property to sell?

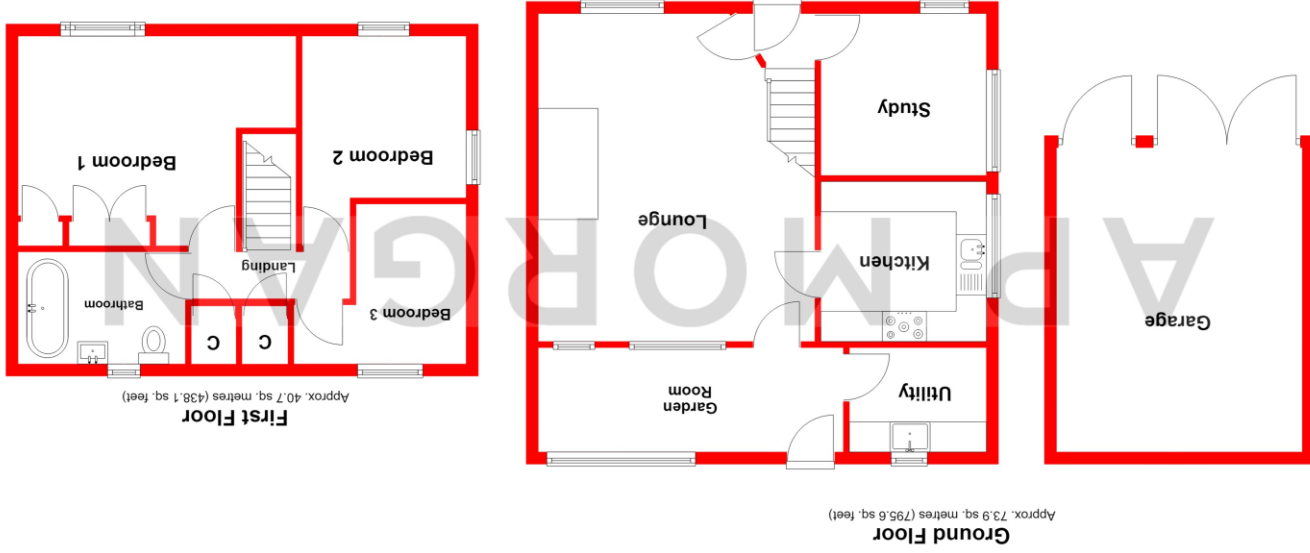
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Total area: approx. 114.6 sq. metres (1233.7 sq. feet)

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Plan produced using Planlup.

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