



Middletown ,
Sambourne, B80 7PJ

Jeremy
McGinn & Co 

Offers In The Region Of £975,000



'Westleigh' combines a unique blend of period character with modern contemporary style to create a truly unique dwelling of immense charm with accommodation laid out over 3 floors and with huge scope for multi-generational living.

Situated in a fabulous rural position at the end of a country lane, bordering open farmland, the property occupies a quiet yet convenient location and is within easy reach of local amenities in nearby Studley. The property stands in large gardens with two Outhouses and plenty of parking for numerous vehicles including a double car barn.

The accommodation benefits from double glazing & central heating (with underfloor heating throughout the ground floor), and comprises: Reception Hall, Office/Sitting room, Sitting Room, Guest Cloaks/WC, Hugely Impressive Fitted Kitchen/Day Room with full width range of integrated appliances, a quooker tap, champagne sink & bi-fold doors to the garden, Snug Area, & access to the ground floor bedroom 5 suite including sitting area & shower room.

The first floor Landing leads to Three impressive Bedroom suites including a Master Bedroom with Juliet Balcony, Dressing Room & Ensuite, Guest Bedroom 2 with Dressing Room & Ensuite, & a Bedroom 3 with Ensuite.

The second floor; Landing, Double Bedroom 4 & Large Luxury Bathroom.

The property has had many luxury features added including underfloor heating, Villeroy & Boch bathroom suites, Miele kitchen appliances, two contemporary feature fireplaces in two rooms,



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bi-folding kitchen doors and a glass balustrade in the stairwell.
The property is offered For Sale with NO UPWARD CHAIN.





Tax Band: G

Council: STRATFORD

Tenure: Freehold

Middletown is a small, semi-rural community nestling between the village of Sambourne and the town of Studley where excellent local amenities and sought-after local schools can be found. Slightly further afield, lie the towns of Alcester, Redditch & Stratford-upon-Avon.

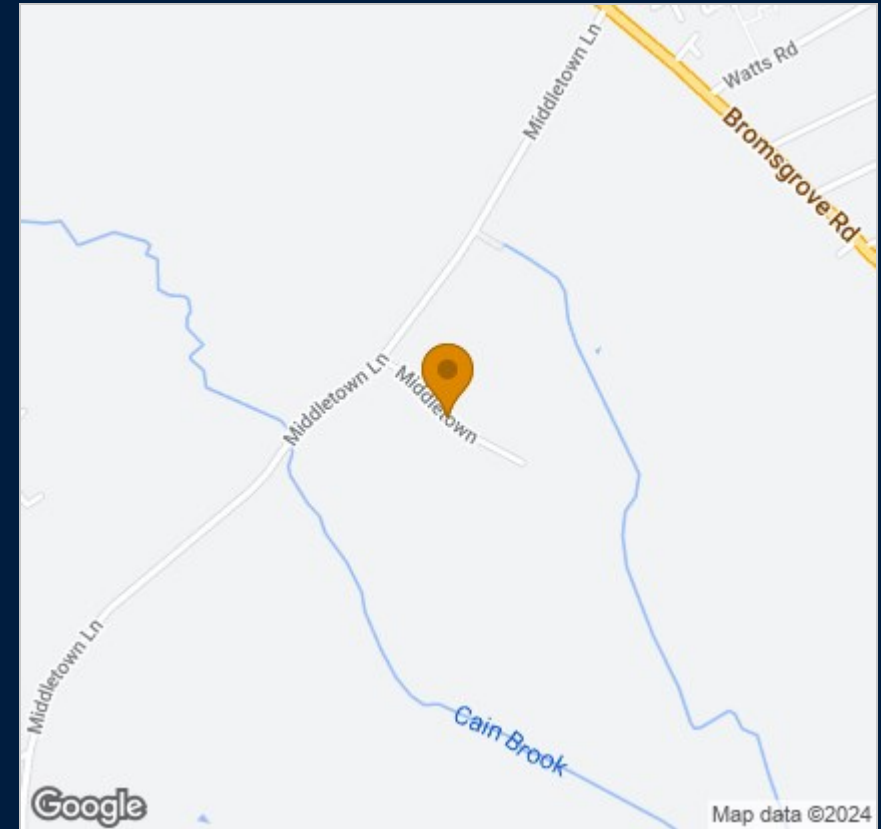
Surrounded by beautiful rural countryside, the area is desirable to those looking for a quiet rural lifestyle yet with modern facilities and amenities not too far away. The area also has good access to the Midlands Motorway network including the M5, M40 & M42.



Floor Plan



Map



Energy Performance

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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