



Sambourne Lane ,
Sambourne, B96 6PJ

Jeremy
McGinn & Co 

Offers Over £850,000



Wren's Nest offers a fabulous opportunity to acquire a rural property with huge scope for further development to create a very substantial and highly individual home set in just under 9 acres of gardens and paddocks.

Whilst the property will without double appeal to those with equestrian interests, it will also be of interest to discerning buyers looking for a property with huge scope to create extra value. There is consent to develop the property by way of extension to a large family home of over 4000 sq ft. Plans are available with reference numbers on the Stratford on Avon District Council website – 23/01582/AAPA & 23/02182/HHPA with both schemes creating masses of living space in addition to a triple garage and large workshop/ store (potential for conversion to stable block etc).

The property comprises a mature detached dormer bungalow which offers stylish living space set well back from the lane benefiting from underfloor heating and modern aluminium framed double glazing ensuring maximum comfort and economy. When renovating the property, the current owners have used Villeroy & Boch sanitary fittings and high quality German kitchen with range of integrated appliances and stone worksurfaces completing a modern contemporary style.

The centre piece of the property is without doubt the open plan living/dining kitchen offering plenty of



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space with a focus on views over the land to the side and rear. Off the kitchen there is a good sized boot room and WC. There are 2 double bedrooms on the ground floor each with an ensuite with a further double bedroom and ensuite on the first floor.

The property is situated in an enviable position standing behind a deep frontage with plenty of off road parking for numerous vehicles. Despite the rural nature of the location the property enjoys the convenience of being within walking distance of the excellent facilities available in nearby Astwood Bank including shops, schools and various cafés and pubs.

In summary, we would strongly recommend this property to those seeking the opportunity to create something really special with the rare opportunity to acquire a decent parcel of land in a fantastic location offering the benefits of rural living whilst being accessible to amenities.

Excellent rail links from Redditch to Birmingham make this an ideal base from which to commute in addition to fast rail services to London at Warwick Parkway.





Tax Band: D

Council: Stratford on Avon District Council

Tenure: Freehold



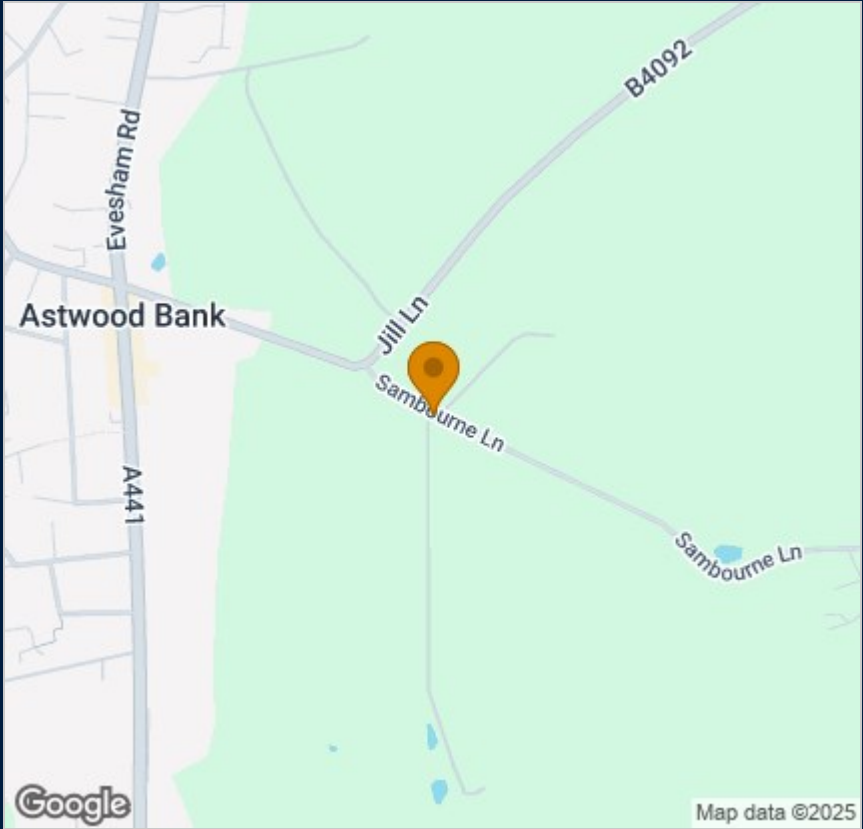
This property sits right on the Warwickshire/Worcestershire border in a beautiful semi rural location adjacent to open countryside but is within walking distance of the nearby village of Astwood Bank which boasts an excellent range of local amenities.



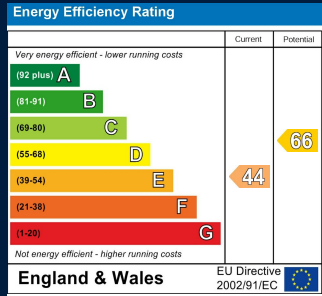
Floor Plan



Map



Energy Performance



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49A High Street, Alcester, Warwickshire, B49 5AF
Tel: 01789 868587 Email: alcester@jeremymcginns.com www.jeremymcginns.com