



Sycamore House, Caunsall Road, Caunsall, DY11 5YB

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EXCLUSIVE



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Quietly positioned within the idyllic countryside village of Caunsall, Sycamore House is an outstanding four/five bedroom detached family home which has been vastly extended to offer an abundance of living space, together with spacious bedrooms. Boasting a gorgeous well maintained private rear garden overlooking fields to the rear, this impressive home is ideal for those families looking to escape to a semi rural setting whilst still being within reach of nearby towns such as Stourbridge & Kidderminster. To the ground floor the property comprises: porch, entrance hall, ground floor cloakroom, spacious sitting room with log burning stove, further lounge with patio doors to the rear garden, lovely open plan kitchen dining room with sitting area overlooking the garden and a separate utility room. To the first floor there is a master bedroom with en suite shower room, three further double bedrooms, one of which has a beautiful balcony overlooking the rear garden, further small bedroom/study which could be used as a nursery or home office, and a family bathroom. To the front of the property there is an expansive driveway with front lawn, garage and gated side access leading to a stunning mature rear garden which overlooks fields to the rear. The property is well positioned with walking distance of Cookley village which hosts an array of amenities including shops, bakeries, pubs including the ever popular 'Anchor Inn', it is also a short walk to the Staffordshire and Worcestershire canal towpath providing lovely walks to both Kinver, Wolverley and beyond. Further benefits include being within the catchment for the sought after Sebright primary school, whilst the village also has a local church, sports club with playing fields and cricket club. There are great transport links including train stations in Kidderminster, Hagley & Stourbridge providing direct access into Birmingham City.





Front Of The Property

To the front of the property there is an expansive chipping stoned driveway with front lawn to the side, electric roller door leading to the garage, double glazed door leading to the porch and gated side access leading to the rear garden.

Porch

With double glazed doors leading from the front of the property, tiled floor and door to entrance hall.

Entrance Hall

With a door leading from the porch, tiled floor, stairs to the first floor landing, doors to rooms, storage cupboard and a central heating radiator.

Cloakroom

With a door leading from the entrance hall, WC, wash hand basin, tiled floor, double glazed window to front and a central heating radiator.

Kitchen Dining Room

21'3" x 20'4"

With a door leading from the entrance hall this impressive open plan kitchen dining room is fitted with wall and base units, space for range cooker, stainless steel cooker hood, one and a half sink and drainer, integrated fridge and dishwasher, two double glazed windows to front, door to utility, sitting area with double glazed doors leading to the rear garden, tiled floor and two central heating radiators.

Utility Room

8'6" x 6'6"

With a door leading from the kitchen dining room, work surfaces, stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer and fridge freezer, double glazed window to rear and tiled floor.

Sitting Room

24'11" x 10'9"

With a door leading from the entrance hall, double glazed sliding door to rear, log burning stove with tiled hearth and beam, double doors to lounge, double glazed window to rear and two central heating radiators.



Lounge

19'0" x 12'1"

With double doors from the sitting room this cosy room has a living flame gas fire with decorative surround, double glazed window to front, double glazed sliding doors leading to the rear garden and two central heating radiators.

Landing

With stairs leading from the entrance hall, doors to rooms and loft access with ladders to a part boarded loft with boiler and light.

Master Bedroom

13'9" x 12'1"

With a door leading from the landing, double glazed window to rear, door to en suite and a central heating radiator.

En Suite

With a door leading from the master bedroom, shower cubicle, WC, wash hand basin, bidet, double glazed window to front, recessed spotlights and a central heating radiator.

Bedroom Two

11'9" x 11'1"

With a door leading from the landing, double glazed window to rear and a central heating radiator.

Bedroom Three

12'5" x 11'1"

With a door leading from the landing, double glazed window to rear and a central heating radiator.



Bedroom Four

16'4" x 10'9"

With a door leading from the study/bedroom five, double glazed window to front, double glazed doors with juliet balcony overlooking the rear garden and a central heating radiator.

Bedroom Five/Study

8'6" x 7'6"

With a door leading from the landing and door leading to bedroom four, double glazed window to front and a central heating radiator.

Bathroom

With a door leading from the landing, bath with shower over, WC, wash hand basin, double glazed window to front, recessed spotlights, part tiled walls, airing cupboard and a central heating radiator.

Garden

With double glazed doors from the kitchen and further sliding patio doors from the sitting room and lounge, this stunning private mature rear garden overlooking fields has a patio area with lawn beyond which is bordered with a range of lovely trees, shrubs and plants, there is also a gate to the side providing access to the front of the property.

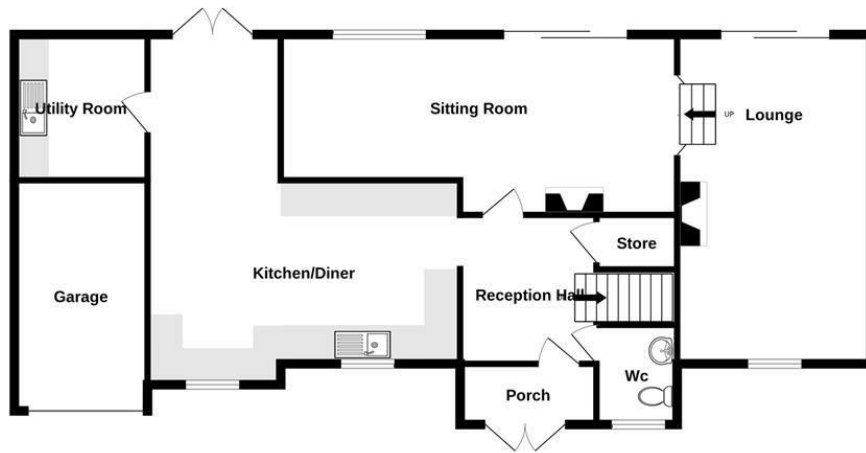
Garage

13'9" x 8'2"

With an electric roller door to front, loft access, power and light.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

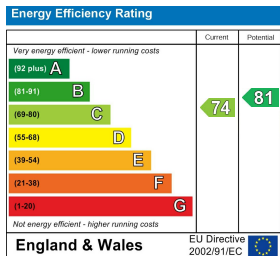
Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge -
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