



Greensleeves, County Lane, Iverley, DY8 2SB

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EXCLUSIVE



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Guide Price £875,000

Presenting an exceptional opportunity to reside amongst this extremely private and exclusive address, is this well established four bedroom detached family home commanding extensive gardens of 0.73 acres. Occupying its naturally prominent position at the head of the lane, allows prospective purchasers to enjoy compelling views over adjacent fields and calming ambles through nearby woodland and country trails. Beyond its picturesque approach with overhanging trees and gated entrance boasts its impressive frontage with sweeping driveway and foregarden with gates to further grounds and access to oversized double garage. The current homeowners have meticulously and thoughtfully redesigned the accommodation with the focal point surrounding the ability to entertain through its stunning open plan kitchen dining family room with vaulted ceiling and bi folding doors creating the perfect sociable backdrop. With cleverly arranged seating areas this fantastic space effortlessly lends itself to versatility and is well suited to all types of living. The high quality kitchen is fitted with a range of built-in appliances, centre island with Corian worktops and the added practicality of separate utility/ home office and guest cloakroom. Spilling off the inner hall leads to an elegant principle bedroom suite with space for seating, walk-in dressing room, double shower and separate WC. The remaining three bedrooms are all well proportioned, two with beautiful frontal aspects whilst the fourth bedroom has French doors onto the rear patio; all serviced by the family bathroom. The rear garden is mostly laid to lawn, has a variety of seating areas, pergola, outside bar, planted conifers, fruit trees and bespoke climbing frame. Iverley is the most southernly point of Staffordshire which borders Churchill and Hagley providing countryside living with an array of amenities including excellent schooling, Stourbridge Golf and Tennis Club and Gastro Pub 'The Crown' a few minutes walk away.





Front of The Property

Beyond electric double gates and dwarf wall with decorative railings leads to a large chipping stone driveway with access to oversized double garage, lawn to both sides with mature shrub borders, further gates to rear garden, space for caravan or motorhome, security lighting and electric car charging point.

Entrance Hall

With a door leading from the front of the property, doors to various rooms, feature stone floor, recessed spotlights and a central heating radiator.

Kitchen Dining Family Room

36'5" x 14'1" max

Open from the sitting room and double doors leading from the entrance hall, this high quality kitchen is fitted with a range of matching wall and base units, centre island with Corian work surfaces, complementary up stands, one and a half inset sink, space for Range Master cooker, extractor hood, double American fridge freezer, integrated dishwasher, breakfast bar, vaulted ceiling, space for dining table, further seating area, recessed spotlights, double glazed windows to side and rear, feature circular window, skylight window, double glazed bi folding doors and three central heating radiators.

Sitting Room

10'2" x 12'9" max

Opening from the kitchen dining family room, door to inner hall, exposed brick feature fireplace, log burning stove, two skylight windows, recessed spotlights and a central heating radiator.

Principal Bedroom

17'0" x 14'5"

With a door leading from the entrance hall and open to dressing room, space for seating, air conditioning unit, double glazed French doors and windows to rear, double glazed window to side and a central heating radiator.

Dressing Room

10'9" x 8'6" max

Open from the principle bedroom, bespoke fitted wardrobes and dressing table, his and hers wash hand basin set into vanity unit, recessed spotlights, doors to WC and double shower, double glazed window to side and a chrome heated towel rail.



WC
 With a sliding door leading from the dressing room, WC and recessed spotlights.

Shower
 With a door leading from the dressing room, tiled floor and walls, waterfall shower head, separate shower attachment and recessed spotlights.

Bedroom Two/ Play Room
 14'1" x 11'9"
 With a door leading from the inner hall, air conditioning unit, double glazed window to front and a central heating radiator.

Bedroom Three
 10'5" x 9'10"
 With a door leading from the inner hall, air conditioning unit, fitted wardrobes, double glazed window to front and a central heating radiator.

Bedroom Four
 11'9" x 10'5"
 With a door leading from the inner hall, double glazed French doors and windows to rear, storage cupboard and a central heating radiator.

Bathroom
 With a sliding door leading from the inner hall, whirlpool bath with shower over, fitted shower screen, WC, wash hand basin set into vanity unit, part tiled walls, tiled floor, recessed spotlights and a chrome heated towel rail.

Inner Hall
 20'0" x 2'11"
 With doors to various rooms, storage cupboard, recessed spotlights and a central heating radiator.

Cloakroom
 With a door leading from the entrance hall, WC, wash hand basin set into vanity unit, tiled floor and walls, recessed spotlights, double glazed window to side and a central heating radiator.



Home Office/ Utility
8'6" x 8'2"

With a door leading from the entrance hall, plumbing for washing machine, space for tumble dryer and work desk, loft access, tiled floor, double glazed window to front and a central heating radiator.

Double Garage
24'11" x 24'11"

With roller shutter door to front, space for two vehicles, light, power, useful storage space and double glazed door to side.

Garden

With access from the kitchen dining family room to a chipping stone area, decorative patio with trellis, pergola, Wisteria, bar area, multiple seating arrangements, water feature, mature shrub borders, recently planted conifers, a variety of fruit trees including cooking apple, plum and chardonnay grape, outhouse, gated access leading to the front of the property and further gate leading to additional strip of land currently being leased.

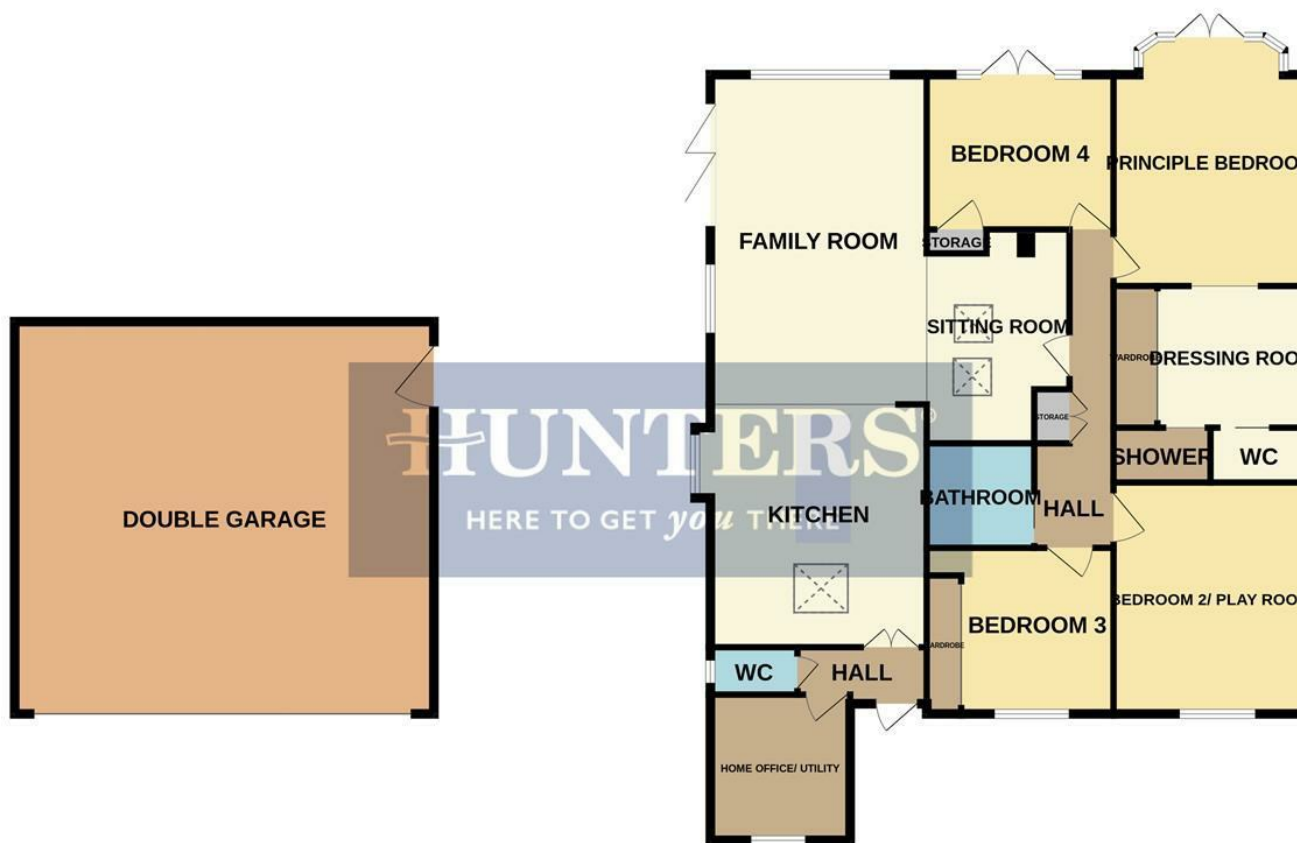
Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	94
(81-91) B	
(69-80) C	73
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

DISCLAIMER

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.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
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