



Clarks Green, Studley, B80 7DX

Offers in the region of £750,000

**KING**
HOMES

King Homes are proud to bring to market this superbly located 5 BEDROOM SEMI DETACHED COTTAGE IDEAL FOR ANY EQUESTRIAN ENTHUSIASTS with STABLES, PADDOCKS, MENAGE, OUTBUILDING and DOUBLE GARAGE all positioned perfectly within a PLOT SIZE of just OVER TWO ACRE'S in the highly desirable Hamlet of CLARKES GREEN.

Surrounded by Countryside this PRETTY COTTAGE has stunning views from every window and all the features you would expect from a Country Cottage. The accommodation itself is arranged over three floors with PORCH leading into the SITTING ROOM with a dual aspect outlook with French doors overlooking the Stables and a Bow window with views of the front cottage garden. A large stunning INGLENOOK FIREPLACE with multi fuel stove is a great focal point of this room. You have a separate SNUG which would make an ideal Study or Playroom with bow window also overlooking the front cottage garden. The BREAKFAST KITCHEN/FAMILY ROOM has a great selection of storage cupboards with electric double oven, gas hob built under the extractor hood with its feature tiling. There is also a Belfast Sink, plenty of work surface and brick built Fireplace with yet another multi fuel stove. You have two windows letting the light flood in and a wooden Stable door onto the rear garden and over looking the paddocks. The open plan Kitchen leads on to a separate seating area with what is thought to be the original Victorian Fireplace, this room could easily be used as a Dining room. There is also a WC situated on the ground floor off the kitchen. To the FIRST FLOOR you have the LANDING with THREE great size BEDROOMS and the refitted FAMILY BATHROOM with vanity unit storage and wash hand basin, WC and wall mounted shower with glass shower screen above the P shaped bath. To the SECOND FLOOR there are TWO FUTHER BEDROOMS with the most amazing countryside views and both with Fitted wardrobes. There is also a refitted En-suite shower room to the larger of the Bedrooms. ****OFFERED WITH NO UPDATE CHAIN****



OUTSIDE

To the OUTSIDE of the property you have a beautiful COTTAGE STYLE GARDEN with a mixture of flower beds, lawn and mature hedge row with picket fence to the boundary and a gated access to the stone chipped DRIVEWAY which is suitable for several Vehicles. The grounds are what makes this property so special with its WOODEN DOUBLE GARAGE, STORAGE AREA, THREE WOODEN STABLES, a 20/40 MENAGE, TWO PADDOCKS and an OUTBUILDING with it's own separate gated access.

This is such a unique property set in an extremely desirable rural location. We are expecting the interest to be high so early viewing would be advisable. If you are looking for a Family home with the advantage of keeping your horse/s on your land, then look no further this would be your ideal property.

PORCH

SITTING ROOM 21'3" x 15'4" (6.50 x 4.69)

SNUG 12'0" x 13'0" (3.68 x 3.98)

BREAKFAST KITCHEN 20'11" x 13'1" (6.39 x 4.00)

FAMILY ROOM 9'5" x 13'0" (2.88 x 3.98)

WC

FIRST FLOOR LAND

BEDROOM THREE 12'5" x 15'4" (3.79 x 4.69)

BEDROOM FOUR 12'5" x 13'0" (3.79 x 3.98)

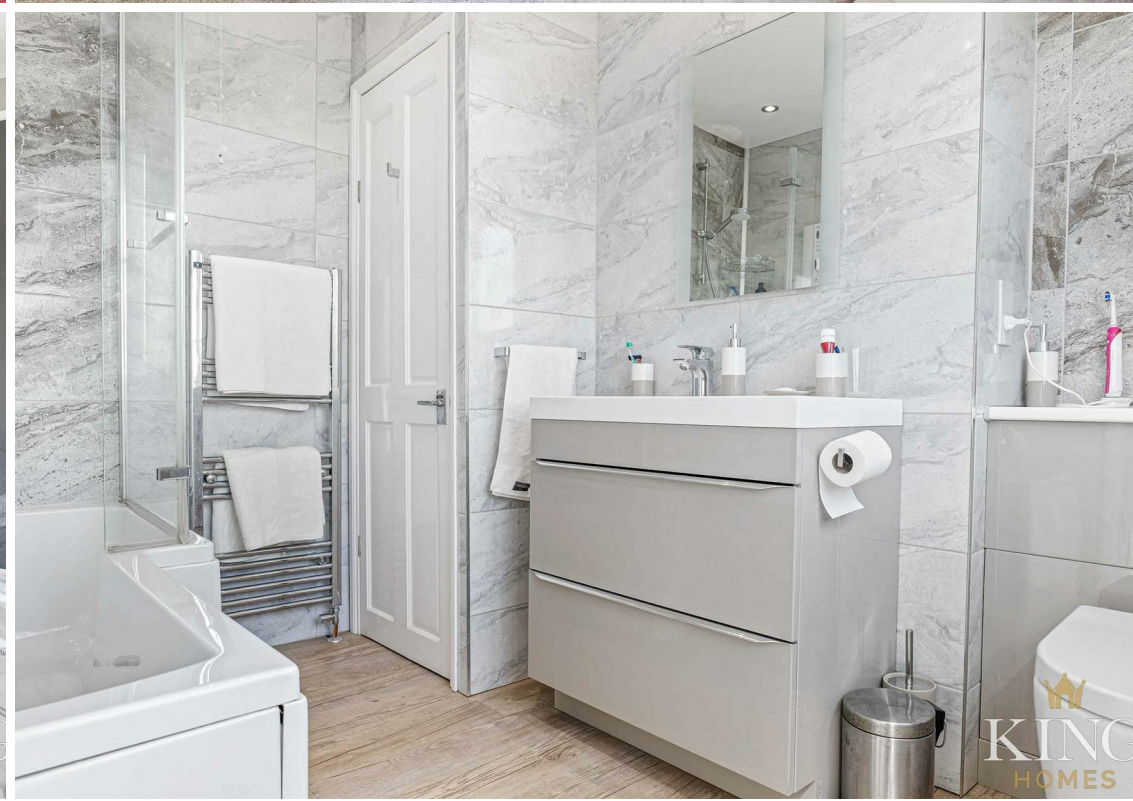
BEDROOM FIVE 9'0" x 15'4" (2.75 x 4.69)

BATHROOM 8'7" x 7'9" (2.62 x 2.38)

BEDROOM ONE 12'8" x 15'7" (3.87 x 4.75)

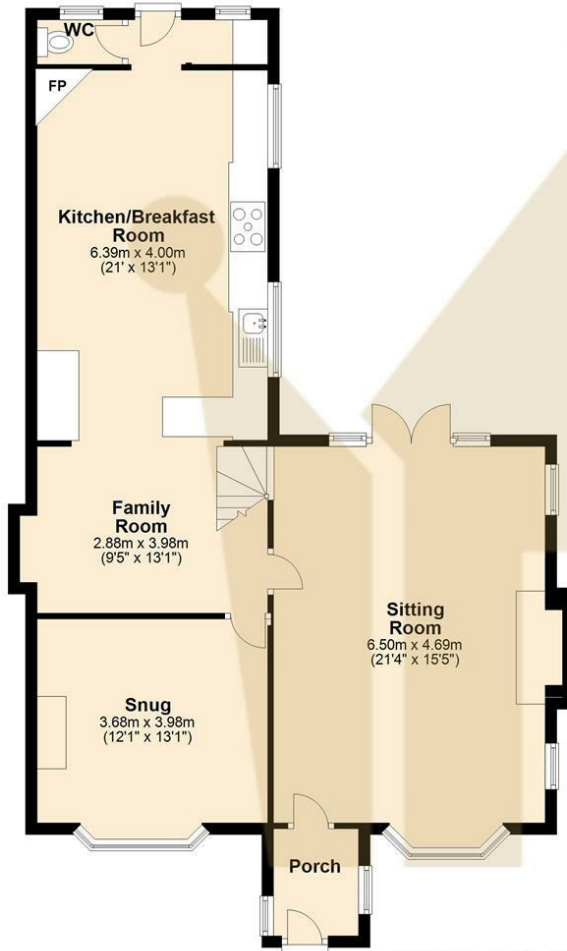
ENSUITE SHOWER ROOM 6'2" x 6'3" (1.88 x 1.93)

BEDROOM TWO 16'11" x 11'3" (5.18 x 3.44)

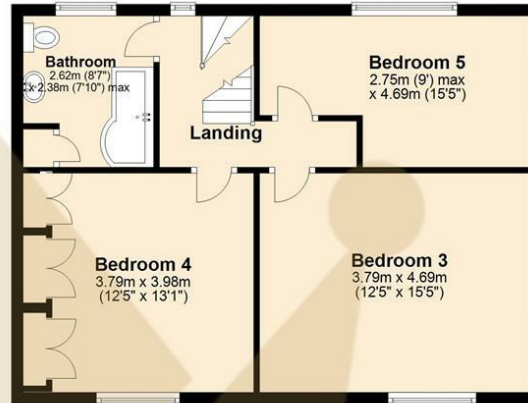




Ground Floor
Approx. 90.4 sq. metres (973.3 sq. feet)



First Floor
Approx. 57.4 sq. metres (617.4 sq. feet)



Second Floor
Approx. 40.8 sq. metres (438.7 sq. feet)



Total area: approx. 188.5 sq. metres (2029.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E			
(21-38) F		20	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	