



Middletown Lane, Sambourne, B96 6NX

Offers over £525,000



Welcome to Mayan! A traditional three/four bedroom detached dormer bungalow with double garage situated in the highly desirable semi-rural village location of Sambourne, occupying a substantial plot and providing in excess of 2200 sq ft of living accommodation. In summary the living accommodation provides Entrance Hall, Lounge/Dining Room, Separate Dining Room/Potential Fourth, Kitchen/Breakfast Room, Conservatory, Utility Room, Downstairs Family Bathroom, 3 Double Bedrooms, Upstairs Shower Room and Double Garage.



Sambourne

Sambourne is situated only 1.5 miles from Coughton which is notably famous as the location for the Tudor estate, Coughton Court. Nearby the beautiful medieval market town of Alcester, only 3 miles away, offers a broad range of amenities including, but by no means exhaustive of; excellent primary and secondary schools including catholic and a grammar school. Shops/supermarket including a Waitrose, restaurants, leisure centre, hairdressers/barbers and much more.

To the south, only 12 miles away is the historic and famous Stratford-upon-Avon providing a greater, alternate range of national and local stores, restaurants, a good choice of public and private schools and excellent sporting and recreational amenities.

Middletown Lane is a highly desired lane with many high class properties. The property is set in a quiet setting with large road frontage, set well back away from the lane behind a lawned front garden with driveway parking for multiple vehicles. Mayan also enjoys a substantial rear garden which is mainly lawned being surrounded by mature hedging and trees and includes a large patio area. It is tranquil, bliss.

-Entrance Hall

Large Entrance Hall welcomes you to the extensive ground floor living space. Doors leading to Lounge/Dining Room, Dining Room, Kitchen/Breakfast Room, Family Bathroom and staircase leading to first floor.

-Living Room/Dining Room

Substantially sized, double aspect Living / Dining Room spanning from the front to the rear of the property. Featuring a fireplace, windows to the front and side and sliding patio doors leading to the rear garden. The large open windows and sliding doors flood the room with natural light and allow you to fully appreciate the magnificent gardens outside.

-Kitchen

Leading off the hallway is the Kitchen/Breakfast Room fitted with plenty of base units and integrated appliances and a convenient door leading to the conservatory. Its a delightful space for cooking and dining.

-Dining Room

Leading off the hallway is good sized Dining Room with a large side aspect window and built in cabinetry for storage

-Conservatory

Leading off from the Kitchen is the pleasant conservatory which brings the outdoors in, boasts extra storage space and a door leading to the utility room.

-Utility room

Leading off from the conservatory is the Utility room which boasts fitted cabinetry, a W.C, sink and space for appliances.

Downstairs Family Bathroom

Fitted with bath, W.C and wash basin and benefits from having a large obscure glass window.

Bedroom 1

Front aspect principal bedroom conveniently located downstairs. Large window to the front of the property and includes fitted wardrobes.

Upstairs

2 Further Double Bedrooms both with built in wardrobe's

Upstairs Shower Room

With shower, wash basin and W.C

Garage

Large interlinked double garage

Hall

Living Room/Dining Room 24'11" x 15'0" (7.62 x 4.58)

Kitchen 10'7" x 9'6" (3.24 x 2.92)

Dining Room / Potential 4th Bedroom
10'5" x 10'5" (3.18 x 3.18)

Conservatory 17'8" x 6'8" (5.39 x 2.04)

Utility 5'6" x 5'8" (1.68 x 1.74)

Bathroom

Bedroom 1 11'9" x 11'8" (3.60 x 3.57)

Landing

Bedroom 2 13'1" x 11'7" (4.00 x 3.54)

Bedroom 3 13'1" x 11'4" (4.00 x 3.47)

Shower Room

Eaves

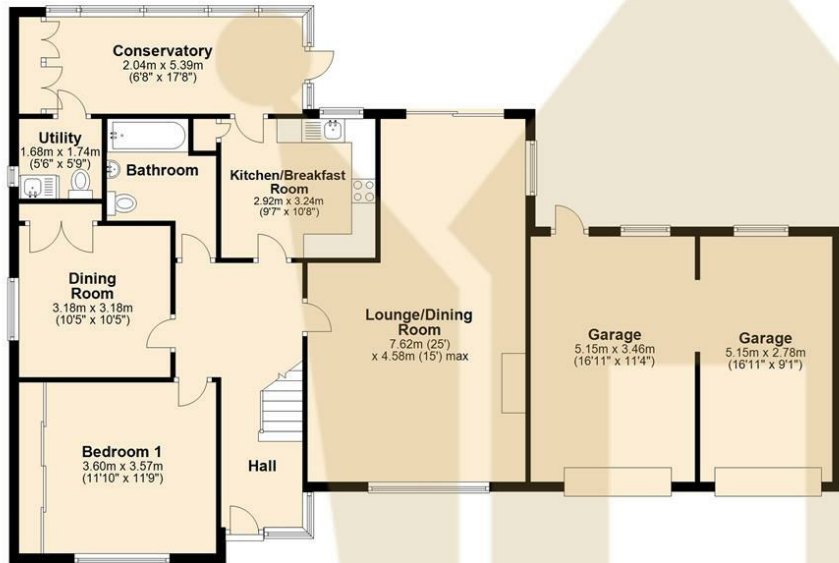
Garage 1 16'10" x 11'4" (5.15 x 3.46)

Garage 2 16'10" x 9'1" (5.15 x 2.78)

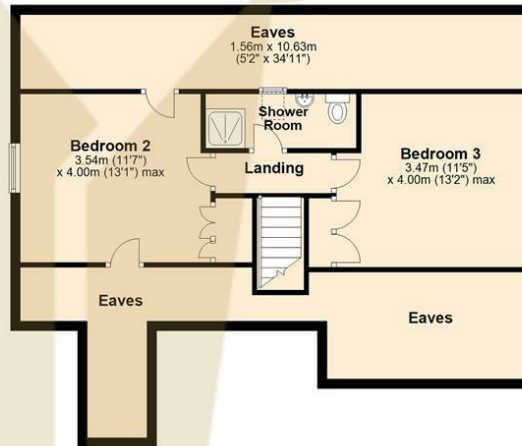




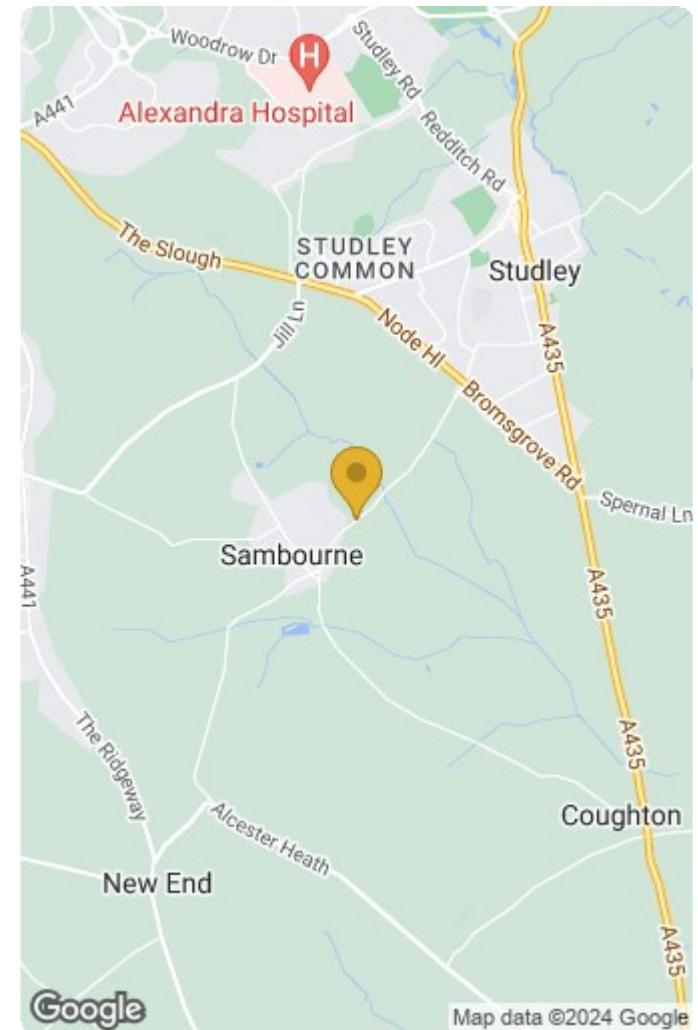
Ground Floor
Approx. 134.9 sq. metres (1451.8 sq. feet)



First Floor
Approx. 76.4 sq. metres (822.8 sq. feet)



Total area: approx. 211.3 sq. metres (2274.7 sq. feet)



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		

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		