



Sambourne Lane, Coughton, B49 5HS

Offers in excess of £625,000



2168 sq. ft. total approx An exceptional, spacious 4 DOUBLE BEDROOM DETACHED family home, situated in a very sought after quiet location in Coughton, near Alcester.

This large property has THREE RECEPTION ROOMS and resides on a generous plot with mature PRIVATE GARDENS including established well maintained hedges, a large lawn, patio, and ornamental plants and shrubs. The block paved driveway provides secure off road parking for multiple vehicles as well as a double garage which also has a large roof space offering plenty of potential to extend into subject to gaining the usual planning consents.

This unique residence offers versatile living accommodation arranged over two floors with scope to remodel/extend and improve as required. The ground floor comprises an entrance hallway with stairs rising to the first floor, guest w.c, living room, dining room, snug/office, kitchen/breakfast room and separate utility room. The first floor features a landing area, the master bedroom boasts fitted wardrobes and an en-suite shower room, there are a further three double bedrooms, and a four piece family bathroom.

Properties in this location rarely become available, and early viewing is considered essential to fully appreciate the attractive village setting to all this property has to offer.



Coughton

Located in the highly desired Sambourne Lane in Coughton, within easy reach of the many local amenities at nearby Alcester, with a vast selection of larger facilities in Redditch, Stratford-upon-Avon, Bromsgrove & Worcester. Excellent motorway links at the above centres, bringing the M5, M42 and M40 within commutable distance.

Living Room 23'10" x 14'11" (7.27m x 4.57m)

Dining Room 9'6" x 12'5" (2.91m x 3.81m)

Snug/Office 9'10" x 10'1" (3.02m x 3.08)

Kitchen/Breakfast Room 12'11" x 10'1" (3.96m x 3.08m)

Utility 11'8" x 10'0" (3.56m x 3.05m)

First Floor Landing

Bedroom One

En-Suite

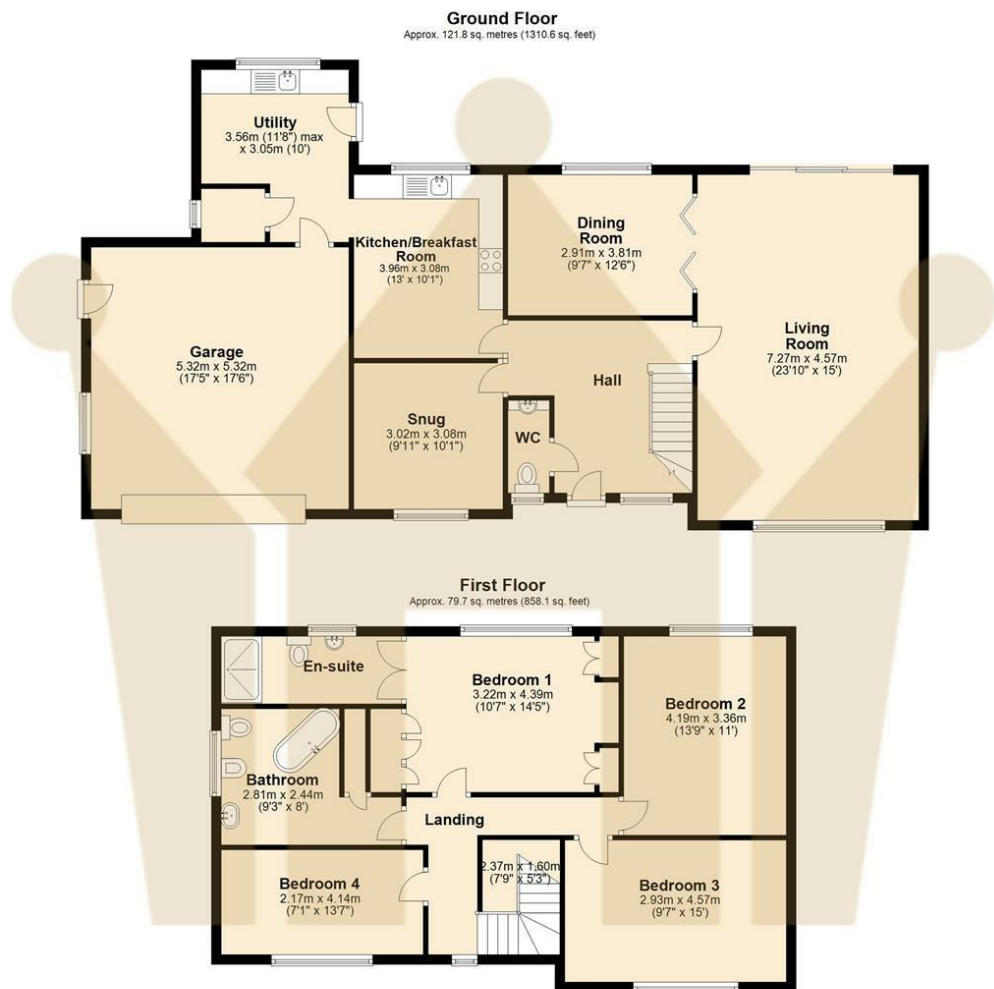
Double Bedroom 2 13'8" x 11'0" (4.19m x 3.36m)

Double Bedroom 3 9'7" x 14'11" (2.93m x 4.57m)

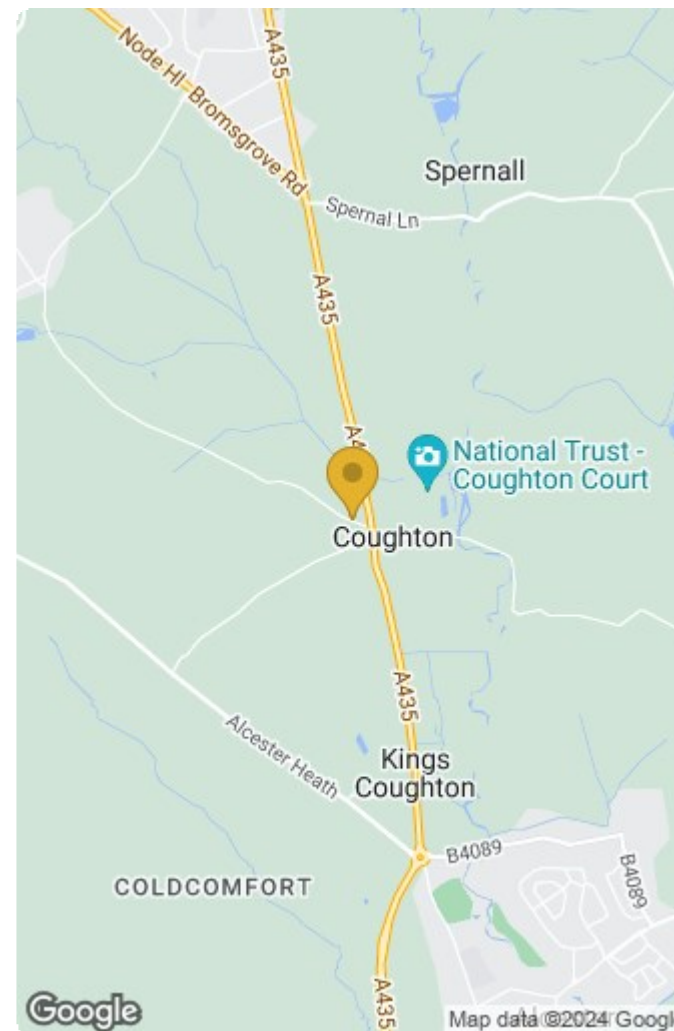
Double Bedroom 4 7'1" x 13'6" (2.17m x 4.14m)







Total area: approx. 201.5 sq. metres (2168.7 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		65	81
	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		