

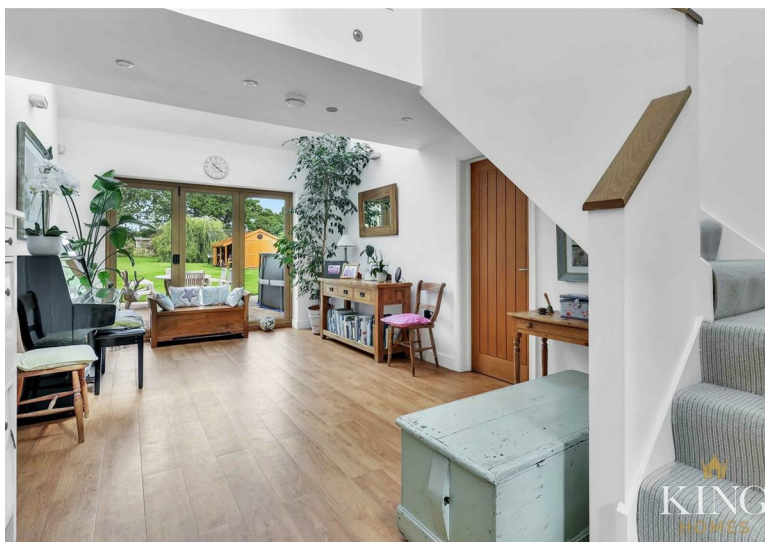


Perrymill Lane, Sambourne, B96 6PD

Offers in excess of £1,000,000



**** EXTENSIVE DETACHED FAMILY RESIDENCE ** **HIGHLY DESIRED LOCATION** 5 BEDROOMS ** 0.33 ACRES OF GENEROUS GARDENS **
MAGNIFICENT COUNTRYSIDE VIEWS ** **2560 sqft approx. Situated on the outskirts of the desirable village of Sambourne, this exceptionally well-
appointed country property was architecturally designed and completed in 2013. Filled with natural light, the home offers a seamless flow throughout,
featuring a delightful open-plan fully fitted kitchen, dining room, and family room, along with a separate sitting room and office. The property includes five
bedrooms and THREE BATHROOMS, all set within grounds of approximately 0.33 acres with the added benefit of UNDERFLOOR HEATING
THROUGHOUT THE DOWNSTAIRS ACCOMMODATION. *12 solar panels with high feed in tax free tariff* Electric car charger***



On approach, the property's exceptional nature becomes clear. Located on a quiet cut-de-sac among other prestigious homes, it boasts a striking gable-end frontage and a distinctive cross-gabled roof design. Accessed via a sweeping gravel driveway, the residence provides ample parking for multiple vehicles. The front garden is meticulously landscaped, featuring a lawned area with mature borders, a pathway leading to the front door, and gated side access.

Entering through the grand entrance, you are greeted by a modern, stylish interior that epitomises contemporary living. As expected from a property of this standard there is underfloor heating throughout the whole of the lower floor and the entrance hallway is wide and welcoming, extending over 6 metres. A striking galleried landing creates an impressive first impression. Bi-fold doors open out to the stunning rear garden, seamlessly blending indoor and outdoor living, and oak flooring adds a touch of class.

Leading off the hallway is the heart of the home the large open-plan kitchen, dining room and family room, all featuring oak bi-folding doors that open out to the garden terrace. The kitchen is fully fitted with ample wall and base units, integrated appliances, and is finished to a high specification with attention to every detail.

A separate utility room offers additional wall and base units, a sink, space for extra appliances, also a convenient external side door.

The dual-aspect sitting room boasts two sets of French doors with side panel windows, opening out into the garden and offering splendid views. The room also includes a log burner, creating a cosy atmosphere. Its impressive size allows for optimal furniture arrangement, making it a perfect space to relax, unwind, whilst also appreciating the garden views.

Further to the ground floor, there are two conveniently located double bedrooms and a large bathroom with a W.C, wash basin and bath.

To the First Floor...

Ascending to the first floor, you are greeted by an impressive galleried landing area with a large office space exuding a sense of grandeur and openness. Wooden handrails add a touch of sophistication to the design. The abundant natural light pouring in through the windows illuminates the entire upstairs, creating a welcoming and uplifting ambiance.

The impressive large master bedroom suite features floor-length balcony windows overlooking the rear garden, skylights, a separate walk-in wardrobe, and an elegant en-suite complete with a W.C., wash basin vanity unit and walk-in shower. All finished with high-end fittings.

There are two further double bedrooms to the first floor and an impressive full-suite family bathroom complete with high-specification fittings.

The exceptional rear garden is large and private boasting well-tended lawns, a small orchard, with a vegetable garden and greenhouse, bordered by mature trees, flowers, shrubs and a woodland area, all enclosed by hedges and fencing. A generous terraced area creates an ideal spot for outdoor dining. This tranquil environment offers a perfect space for entertaining or simply unwinding and enjoying the scenery. There are two large garden sheds which With the combination of the garden and house space, this could be an ideal venue for large gatherings of friends and family.

Sambourne is a picturesque village surrounded by farms and woodlands, featuring a local pub and a church, known for its vibrant community that frequently organises events. It is conveniently located near the larger village of Alcester, which provides a range of amenities including nursery, primary, and senior schools, dental and medical services, sports facilities, parks, boutique shops, a post office, takeaways, public houses, restaurants, bus links, and grocery stores like Waitrose for your daily needs. Moreover, Alcester and Stratford boast excellent grammar schools, such as Alcester Grammar, King Edward VI School, and Stratford Girls' Grammar School, alongside a wider variety of shops.

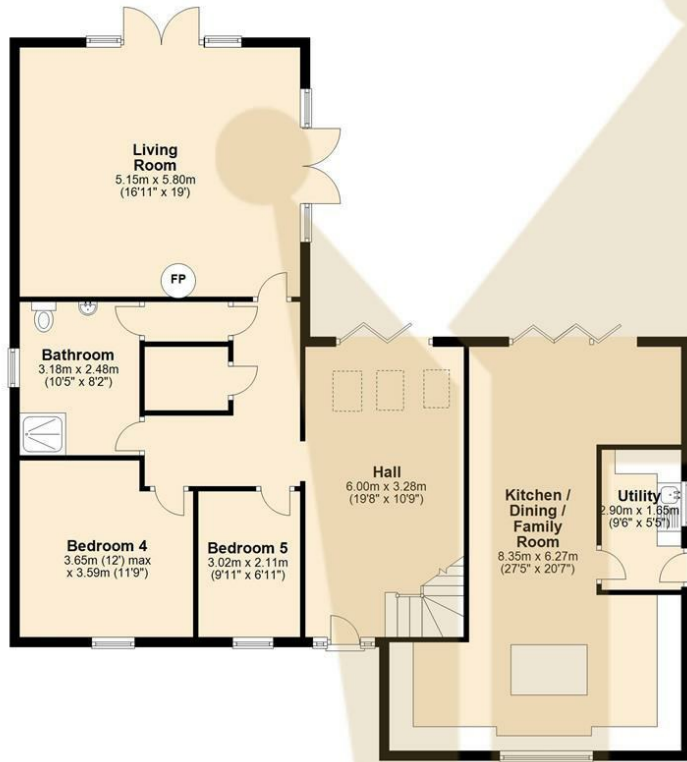
Hall

Living Room	16'10" x 19'0" (5.15m x 5.80m)
Kitchen / Dining / Family Room	27'4" x 20'6" (8.35m x 6.27m)
Utility	9'6" x 6'0" (2.90m x 1.85m)
Bedroom Four	11'11" x 11'9" (3.65m x 3.59m)
Bedroom Five	9'10" x 6'11" (3.02m x 2.11m)
Bathroom	10'5" x 8'1" (3.18m x 2.48m)
First Floor	
Office	14'3" x 10'9" (4.36m x 3.28m)
Bedroom One	15'4" x 18'4" (4.69m x 5.61m)
En-Suite	
Bedroom Two	14'11" x 14'2" (4.55m x 4.32m)
Bedroom Three	12'2" x 11'10" (3.71m x 3.62m)
Bathroom	12'1" x 7'6" (3.69m x 2.30m)

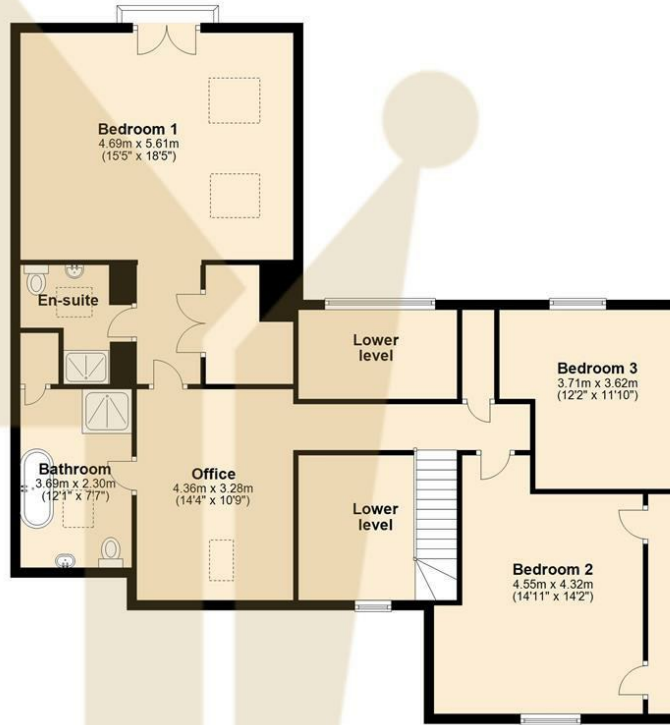




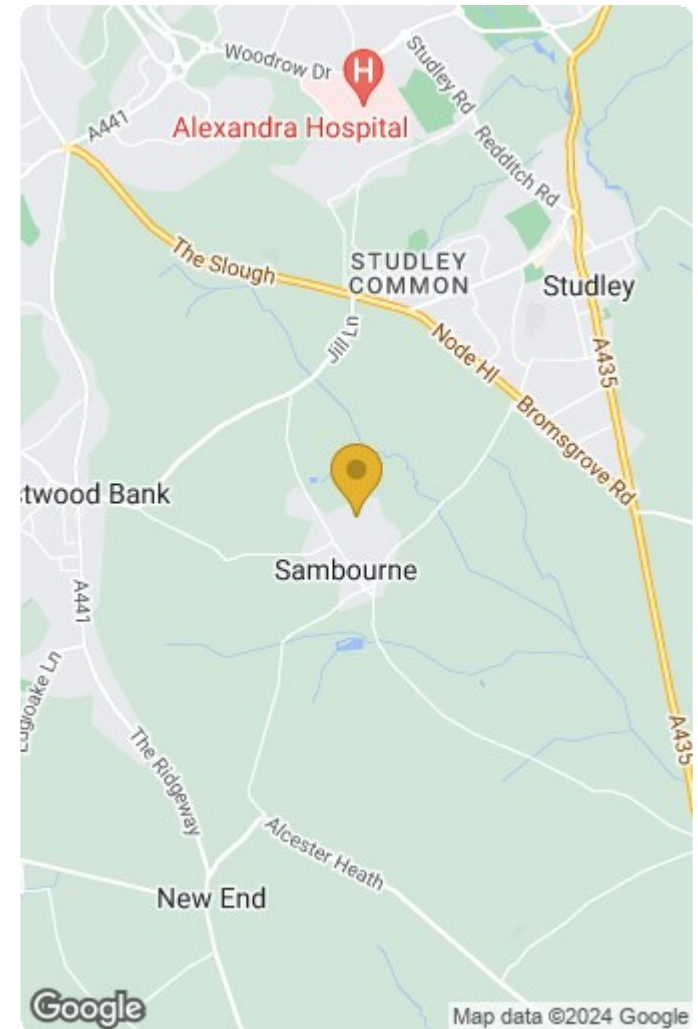
Ground Floor
Approx. 132.0 sq. metres (1421.2 sq. feet)



First Floor
Approx. 105.8 sq. metres (1138.5 sq. feet)



Total area: approx. 237.8 sq. metres (2559.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		89	89
(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	