



19

Droitwich Road, Feckenham, B96 6HX

Guide price £1,100,000

**KING**
HOMES

****PART EXCHANGE OPTIONS AVAILABLE**** Nestled within an exclusive development of only two dwellings in a sought after enclave of the charming village of Feckenham, this exquisite detached family residence exudes luxury and comfort. Boasting five spacious bedrooms, and four bathrooms, an impressive kitchen dining room, alongside two versatile reception rooms, this home offers ample space for every aspect of modern family living. With a generous total area spanning approximately 3434sqft, this property promises a lifestyle of sophistication and indulgence. P/X ON YOUR PROPERTY WILL BE CONSIDERED.



This luxurious and spacious home features a Grand Entrance Hall, two large reception rooms, a fantastic open plan Kitchen-Dining Room, a separate utility, downstairs W.C, five impressive bedrooms and four well equipped bathrooms.

Behind a private entrance, the property is accessed via a sweeping block paved driveway, providing ample parking for several vehicles. The front is adorned with mature hedging, trees, and shrubbery, forming a charming entrance. To the rear side of the property sits a double garage.

Upon 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, the entrance hallway is wide and welcoming with premium oak doors leading to various rooms. Impressive stone tiles adorn the floor, and an oak staircase gracefully ascends to the first floor.

Flowing beautifully from the hallway, doors swing open into the impressive Kitchen Diner. Extending over 7 metres, it boasts a wide selection of wall, drawer, and base units, together with a large central island including a charming breakfast bar. The expansive dining area, together with two sets of sliding doors that open to the rear garden, makes this space the perfect place for entertaining guests.

There is also a separate utility room with further wall and base units and sink.

Flowing beautifully from the hallway double doors swing open into the spacious Family Living Room. Boasting dual aspect windows to both the front and rear aspect. Its fantastic rectangular shape facilitates ample natural light dispersion and offers optimal flexibility in furniture arrangement. Luxurious carpet and the focal point of the room is the wood burner adding earth and ambience making this a fantastic room to relax and unwind.

Down the corridor a further sitting room equally spacious, awaits with dual aspect windows.

Further to the downstairs, there is a convenient downstairs W.C

A staircase ascends to the first floor, the landing area exuding a sense of grandeur and openness. Wooden handrails and balustrades add a touch of sophistication to the design.

The master bedroom spanning over 5 metres boast dual aspect windows and boasts its own elegant en-suite. Bedroom two benefits from a large rear aspect window and a large luxurious en-suite. Bedroom three is equally spacious with a lovely view to the rear aspect. Additionally, all bedrooms are complemented by a family bathroom, ensuring comfort and functionality throughout the home.

Ascending from the landing, stairs lead to the second floor, where bedrooms four and five await, complete with a further fully fitted family bathroom finished with high end finishing touches.

Outside, sits a double garage complete with electrics and lighting and car charging point. To the rear a private garden, lawned with mature trees, bordered by hedgerows backing on to open fields.

LOCATION

Feckenham is a charming rural village offering a range of amenities. The village boasts a well-regarded primary school, Feckenham CofE, and is in close proximity to esteemed high schools such as St Augustine's, Studley High, and Alcester Grammar School. There are two welcoming pubs, The Lygon Arms and The Rose and Crown, as well as two churches. Additional facilities include a convenience store, café, nursery, garage, licensed cricket and football clubs, a village hall, and a picturesque green. The area is ideal for outdoor enthusiasts, featuring various walking and riding trails, a nature reserve, footpaths, and bridleways that provide access to the beautiful surrounding countryside. For more extensive shopping options, the nearby towns of Alcester, Redditch, Studley, Stratford-upon-Avon, and Droitwich offer a range of high street stores and shopping centres.

Hall

Kitchen/Dining Room 24'0" x 21'6" (7.34m x 6.57m)

Utility 7'4" x 9'6" (2.25m x 2.90m)

Living Room 20'5" x 17'2" (6.24m x 5.25m)

Sitting Room 14'6" x 16'11" (4.44m x 5.18m)

W.C

Landing First Floor

Bedroom 1 15'1" x 16'11" (4.61m x 5.18m)

En-suite 6'9" x 9'0" (2.06m x 2.75m)

Bedroom 2 13'7" x 17'2" (4.16m x 5.25m)

En-suite 8'9" x 17'2" (2.68m x 5.25m)

Bedroom 3 13'6" x 21'6" (4.12m x 6.57m)

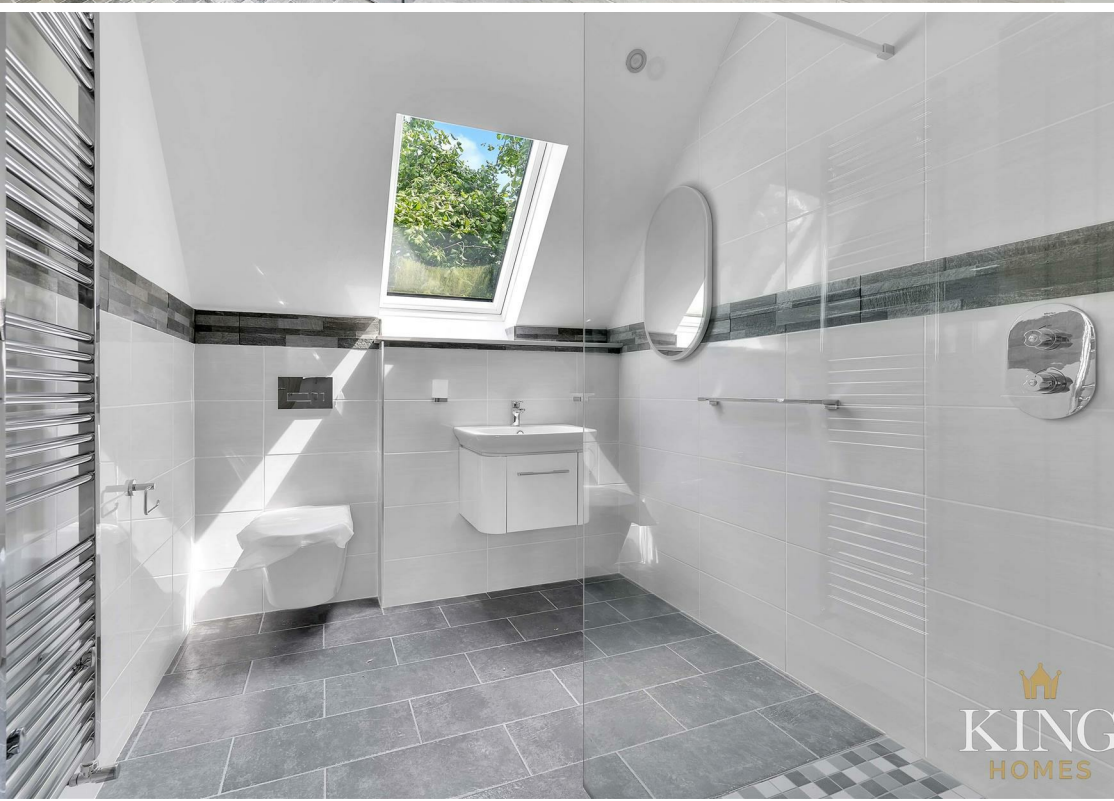
First Floor Bathroom 8'9"x x 10'4" (2.69x x 3.17m)

Landing Second Floor

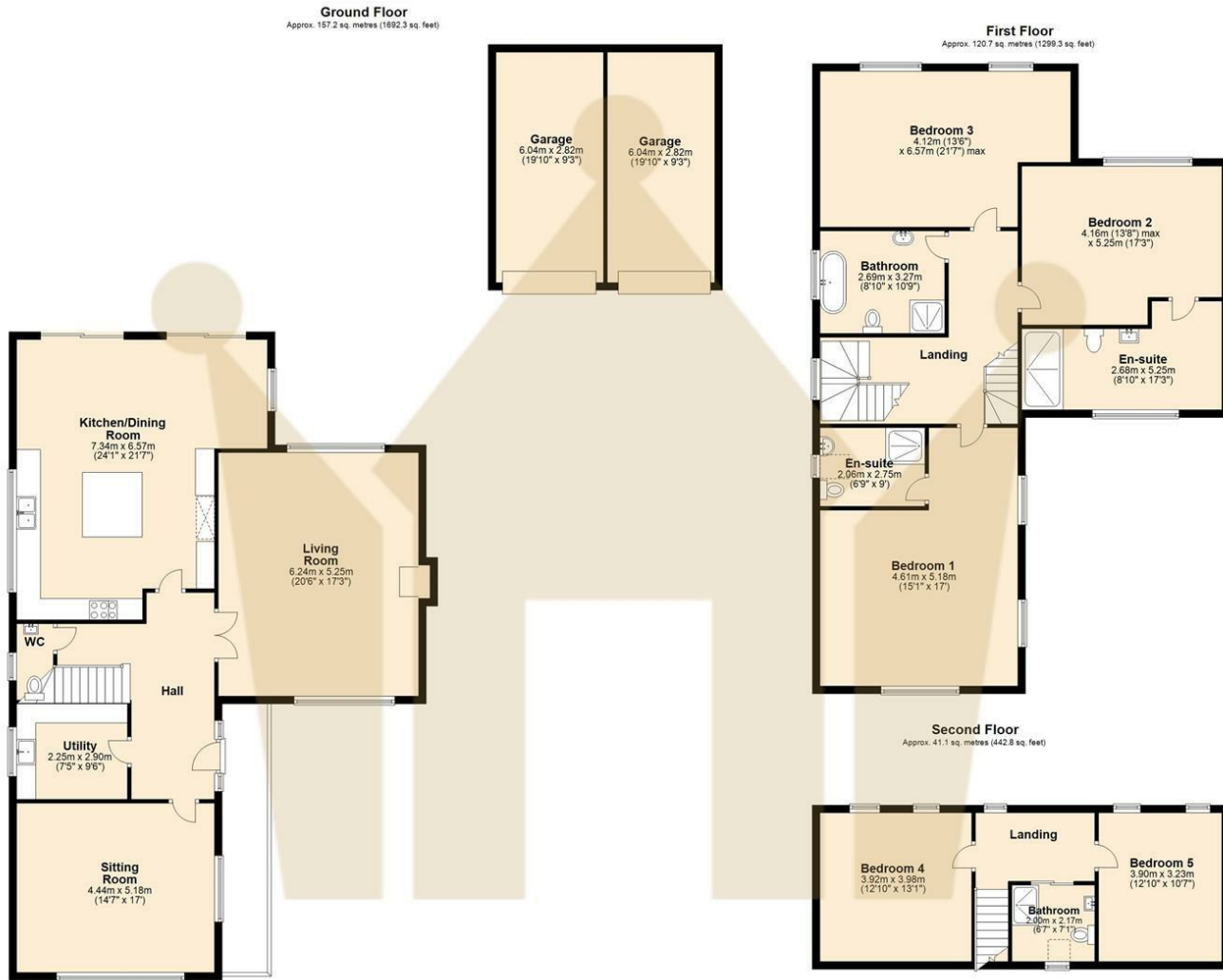
Bedroom 4 12'10" x 13'0" (3.92m x 3.98m)

Bedroom 5 12'9" x 10'7" (3.90m x 3.23m)

Second Floor Bathroom







Total area: approx. 319.1 sq. metres (3434.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	90
(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	