

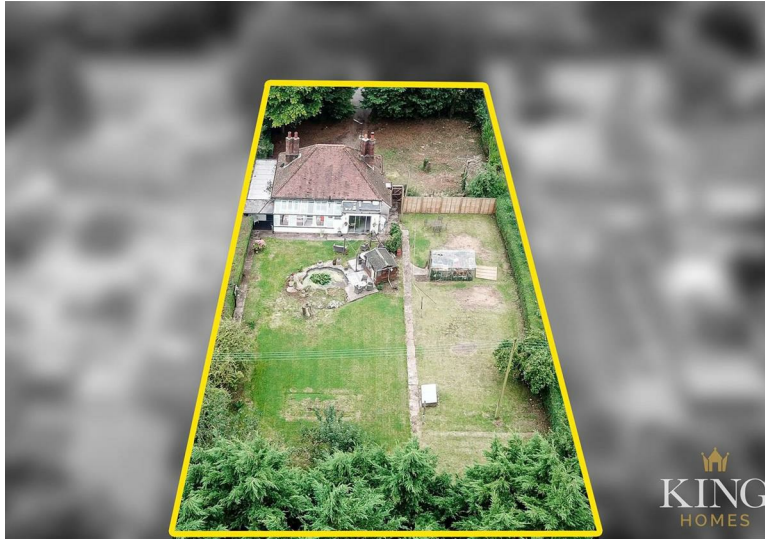


The Slough, Studley, B80 7EN

Offers in excess of £400,000


KING
HOMES

KING CGI RENDERS AND KING 3D VIDEO MODELS AVAILABLE HERE TO SEE* *0.38 ACRE PLOT APPROX A fantastic opportunity to acquire a bungalow with permission to **EXTEND AND ALTER EXISTING DWELLING** including permission to build a 3/4 bedroom with first floor extension and **DOUBLE GARAGE** with structure to facilitate potential for other future possibilities. This charming three-bedroom detached bungalow set in a peaceful rural enviable location offers spacious grounds and a great opportunity also to extend and improve.



On approach the property has a wide road frontage and is set back behind a long sweeping drive leading to the garage on the right. Screened from the road by established conifers gracing the border, adding to the privacy and rural aspect. Large fore-garden with side access to the rear garden.

The current property is a double bay front detached bungalow with attached garage to the side. The current layout comprises porch, hall, kitchen, bathroom, dining room, living room, conservatory, three bedrooms and a family bathroom.

The rear garden is very generous, featuring a large lawn, planting borders, a fish pond, garden shed, greenhouse, fully enclosed with a combination of fencing and conifer hedging.

FULL PLANNING PERMISSION to transform this property into a spacious modern family home featuring a welcoming porch and hallway, an open-plan kitchen, dining, and family room with a separate utility and pantry. The ground floor will also include a lounge, office, and integral garage. There will also be three spacious bedrooms, one to the ground floor with its own en-suite. Upstairs, the master suite boasts an en-suite and a dressing room with a window overlooking the rear garden. Bedroom two will also be a spacious double, also with views of the rear garden. The property will be completed by an additional family bathroom.

Porch

Hall

Kitchen 9'9" x 7'1" (2.98m x 2.16m)

Conservatory 6'0" x 18'4" (1.85m x 5.60m)

Living Room 13'4" x 12'0" (4.08m x 3.68m)

Dining Room 6'0" x 9'11" (1.84m x 3.04m)

Bedroom 1 9'3" x 13'0" (2.84m x 3.97m)

Bedroom 2 10'4" x 12'11" (3.16m x 3.96m)

Bedroom 3 13'4" x 8'2" (4.08m x 2.50m)

Bathroom 9'2" max x 5'5" (2.80m max x 1.67m)

Garage 23'0" x 8'2" (7.02m x 2.51m)

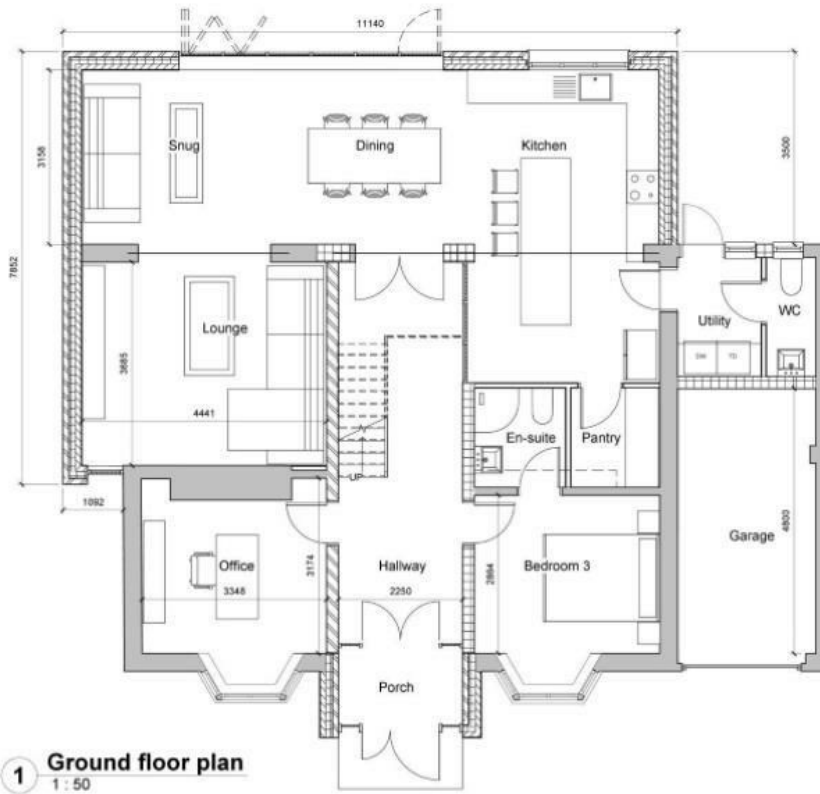
Studley

LOCATION

Studley Village is a vibrant community offering a variety of convenient amenities and services, including shops, barbers, accountants, cafes, and pubs. The village benefits from an ideal location, providing easy access to the M40 and M42 motorways. It also has a rural charm, leading to picturesque villages in the Warwickshire countryside and popular destinations like Alcester, Bidford-upon-Avon, and the historic Stratford-upon-Avon. In the other direction lies the bustling town of Redditch, featuring the Kingfisher shopping mall and a wide range of leisure facilities. Further afield, Birmingham, Solihull, and even London are within reach, making Studley an excellent choice for commuters. The village is also known for its good and OUTSTANDING schools and regular bus service to surrounding areas.







1 Ground floor plan
1 : 50

North

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Approved alterations only to be shown from this drawing. It is the contractor's responsibility to check all dimensions.

Any dimensions indicated are those apparent from the corner. They may not be the actual dimensions. Please check methods by the site worker.

CLIENT: **Johnnie & Julie Murphy**

PROJECT: **Replacement and alterations including the lounge, dining, utility, kitchen, WC and garage.**

TITLE: **Scheme - Ground floor plan**

masefields architects & surveyors
The Grange, 37, Alcester Road, Studley, Warwickshire B80 7LL

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DRAWING STAGE: **P**

Checked: **DR** Date: **1/10/24** Scale: **1:50**

Drawn: **DR** Date: **1/10/24**

Site No: **20/01/24** Site No: **20/01/24**

Scale: 1:50



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	