



Middletown Lane, B80 7PN
Offers in excess of £750,000


KING
HOMES

**** NO CHAIN ** 2202 sqft ** Set Within 1.2 Acres ** Four Large Bedrooms ** Detached ** Expansive Living Space ** Detached Garage ** Driveway Parking for Multiple Vehicles** Highly Regarded Middletown Lane**** This exceptional home offers spacious and versatile accommodation, beautifully presented throughout and set within approximately 1.2 acres of stunning, landscaped gardens. Behind a private gated entrance, the property boasts ample driveway parking, a detached garage, and a thoughtfully designed interior featuring multiple reception rooms, a stylish open-plan kitchen/dining/living space, four generously sized bedrooms, and two well-appointed bathrooms. With its expansive plot, picturesque outlooks, and superb indoor-outdoor flow, this home presents a rare opportunity in a truly magnificent setting. The property includes a paddock with a horse shelter in the corner, specifically designed for equestrian use, as well as ample space for other livestock. The field benefits from water access, making it fully equipped and ready for animals of all kinds.



On approach, it is immediately clear how exceptional this property is. Boasting a wide road frontage and a private gated entrance, the large driveway provides ample parking for multiple vehicles. Neatly bordered by established hedgerows and mature trees, the drive leads to the front of the property and the detached garage, with gated access to the rear garden.

Entering through the front door, a convenient porch leads into a spacious hallway, setting the tone for the extensive living accommodation beyond. Doors from the hall open to various rooms, including a large under-stairs storage cupboard, and a staircase rises to the first floor.

The open-plan Kitchen, Dining and Living space is the heart of this home. The kitchen is fully fitted with a wide range of neutral-toned wall and base units, integrated appliances, underfloor heating and benefits from a light, airy feel thanks to windows overlooking the fantastic rear garden. The spacious dining area comfortably accommodates a large dining table and additional furniture, with patio doors opening directly to the garden – perfect for entertaining or family life.

This space flows beautifully through to the Living Room, which features a fireplace with a log burner and a side window that adds extra natural light. The seamless connection between the living area and the kitchen-diner creates a wonderful sense of space and practicality.

Double doors from the Living Room open into a separate Dining Room, positioned at the front of the property. This bright and airy space enjoys a dual aspect, with a large front-facing bay window and an additional side window.

Also on the ground floor is a cosy Snug, featuring a charming bay window and a characterful fireplace with exposed brickwork – a versatile room ideal for relaxing, working from home, or as a playroom.

A generously sized Utility Room offers additional wall and base units, with ample space for further appliances, while a convenient downstairs W.C. completes the ground floor.

To the first floor, a spacious landing with a built-in storage cupboard gives access to four well-proportioned bedrooms, a family bathroom, and an en-suite.

Bedroom One is positioned at the rear of the property and enjoys beautiful views over the garden and beyond. This generous room easily accommodates a super king-size bed along with additional furniture and benefits from a private en-suite, comprising a shower, W.C., hand wash basin, and a window.

Bedroom Two is another generous double, enjoying a dual aspect with windows to the front and side, while Bedroom Three, also a good size, is rear-facing and shares the same lovely outlook as Bedroom One. Bedroom Four is also a fantastic size with a front facing window.

The family bathroom is well-appointed with a bath, separate shower, W.C., and hand wash basin, and is naturally lit by a window.

A standout feature of this property is its exceptional gardens, set within approximately 1.2 acres of beautifully maintained grounds. The immediate garden area offers a large paved patio with a pergola – perfect for alfresco dining and relaxing – along with a detailed, decorative pathway that winds through landscaped borders. The lawn is expansive and neatly presented, with easy side access to the detached garage, and the entire area is securely enclosed by fencing.

Beyond the initial garden fence lies an additional expanse of lush lawn, again fully enclosed and framed by mature trees and established boundaries. This truly magnificent outdoor setting offers peace, privacy, and endless opportunities for enjoyment.

Porch

Hall

Snug 11'8" x 11'8" (3.56m x 3.57m)

Dining Room 11'8" x 11'7" (3.56m x 3.55m)

Living Room 12'11" x 11'7" (3.94m x 3.55m)

Kitchen/ Diner 11'11" x 27'9" (3.64m x 8.47m)

WC

Utility

Landing

Bedroom 1 11'11" x 15'3" (3.64m x 4.67m)

En-suite 6'10" x 9'2" (2.09m x 2.80m)

Bedroom 2 13'5" x 11'1" (4.09m x 3.40m)

Bedroom 3 11'11" x 13'2" (3.64m x 4.02m)

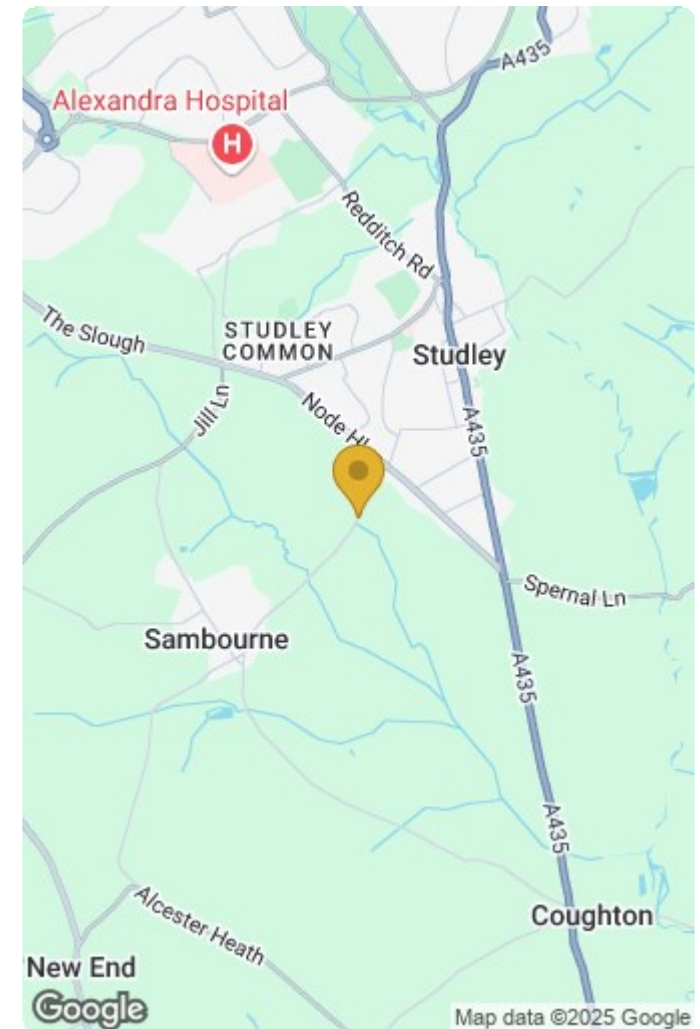
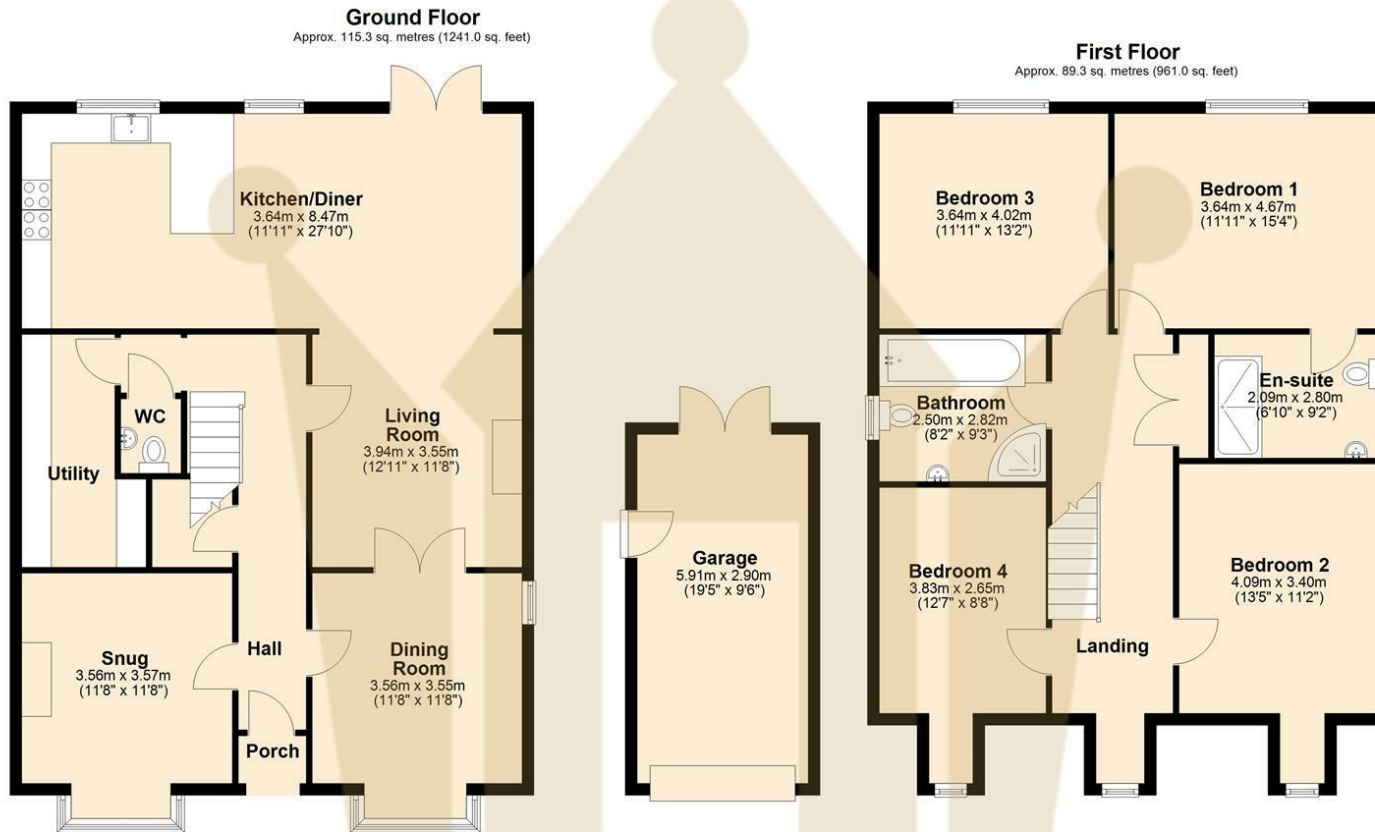
Bathroom 8'2" x 9'3" (2.50m x 2.82m)

Bedroom 4 12'6" x 8'8" (3.83m x 2.65m)

Garage 19'4" x 9'6" (5.91m x 2.90m)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(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	