



Birmingham Road, Mappleborough Green, B80 7DJ

Offers over £310,000

 **KING**
HOMES

Tucked away in the heart of rural Warwickshire, this beautifully preserved property forms part of a former Georgian School House dating back to the 17th century, showcasing a wealth of original character and architectural charm. Carefully maintained and sympathetically updated, it blends rich heritage with thoughtful modern touches. Grade II-listed, the home sits within landscaped gardens extending to approximately 160 feet, and includes a single en-bloc garage along with convenient off-road parking.



Defined by striking Gothic ogee-arched windows, the house retains strong architectural identity and timeless appeal. The accommodation spans two storeys and comprises two double bedrooms, a family bathroom, sitting room, dining room, kitchen, and a glazed entrance porch—each space thoughtfully arranged to suit contemporary living while preserving the home's historic integrity.

Ground Floor

A brick and glazed entrance porch opens into the sitting room, where a low-level inglenook fireplace with log-burning stove rests on a flagstone hearth. Built-in alcove shelving and stairs with under-stair storage complete this inviting space.

To the rear, the dining room is bathed in light from two hardwood-framed double-glazed windows overlooking the garden. It features bespoke bench seating with integrated storage, creating a warm and practical setting for both daily use and entertaining. The kitchen combines rustic charm with modern functionality, showcasing bespoke American white oak worktops and shelving. A green tiled splashback complements the classic black range cooker, while a butler sink beneath twin windows provides garden views. Skirted cabinetry, open shelving, and a solid timber door enhance the cottage character. A glazed rear door leads directly to the paved patio.

First Floor

Upstairs, two generously sized double bedrooms enjoy charming outlooks—one to the front and one across the rear garden. The principal bedroom features one of the home's distinctive ogee-arched windows, while the second enjoys leafy views towards the nearby church. A newly fitted family bathroom completes the upper floor, with a panelled bath and shower over, vanity unit with integrated storage, WC, and tasteful tiling throughout.

Outside

A standout feature of the property is its exceptional rear garden, extending to around 160 feet and thoughtfully landscaped with mature shrubs, flowering borders, and established trees. Lawned areas are punctuated with seating spots, and a decorative arbour leads to a central path flanked by useful outbuildings, including two wood

stores, a workshop, and a fully plumbed utility shed with power—ideal for housing a washer, drier, and sink. Both the utility shed and workshop are equipped with electricity. Double-glazed rear windows improve energy efficiency while offering uninterrupted garden views.

At the front, a gravelled garden with pathway provides a warm welcome. This area also serves as a private driveway, offering additional parking. A single en-bloc garage (15'8" x 8'5") is located nearby, adding further practical value.

Location

Ideally situated on the edge of Mapleborough Green, the property lies within easy walking distance of two highly regarded gastro pubs. The surrounding countryside is threaded with bridle paths, including a scenic route to Henley-in-Arden—perfect for walkers, riders, and nature lovers. Nearby Studley offers excellent amenities, including shops, schools, and eateries.

Transport links are superb, with easy access to the M42, Stratford-upon-Avon, Warwick, and Redditch—providing the perfect balance of rural tranquillity and modern convenience.

Viewing highly recommended.

Porch

Kitchen	8'11" x 8'0" (2.74m x 2.45m)
Dining Room	8'11" x 7'10" (2.74m x 2.40m)
Living Room	9'10" x 16'2" (3.00m x 4.95m)
Landing	
Bedroom 1	9'10" x 13'1" (3.00m x 3.99m)
Bedroom 2	8'11" x 8'1" (2.74m x 2.47m)
Bathroom	4'11" x 7'9" (1.50m x 2.37m)

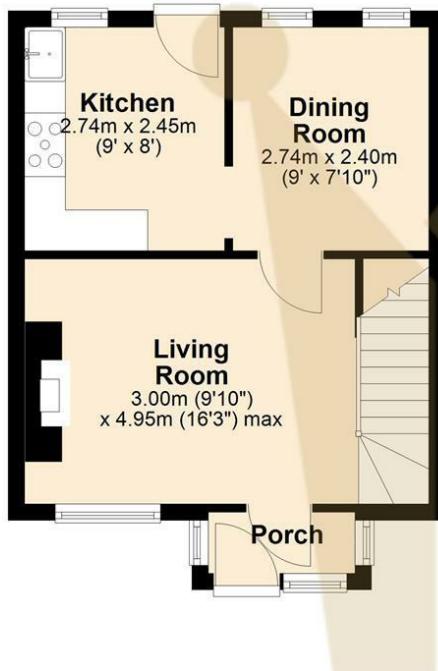




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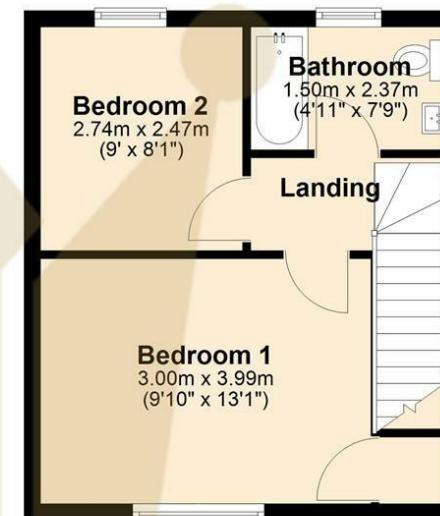
Ground Floor

Approx. 42.7 sq. metres (459.8 sq. feet)

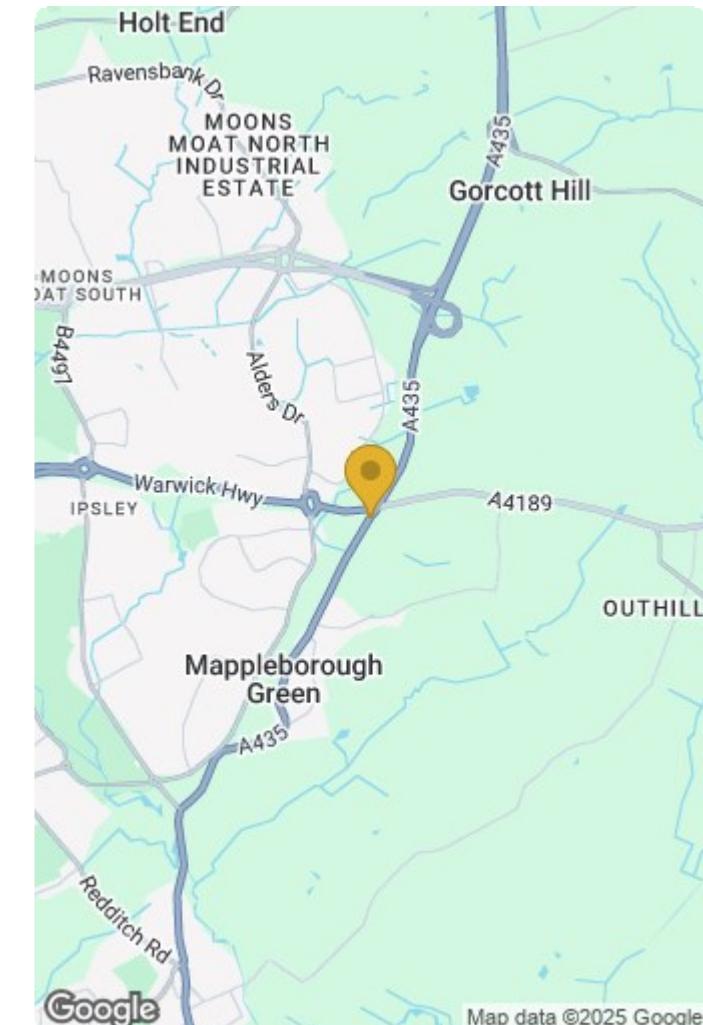


First Floor

Approx. 28.7 sq. metres (309.0 sq. feet)



Total area: approx. 71.4 sq. metres (768.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(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	