



Wood Lane, Astwood Bank, B96 6NN

Offers over £625,000



Set along the highly sought-after Wood Lane in Astwood Bank, this exceptional home with 14 solar panels offers spacious and versatile living both inside and out. The ground floor features a stunning 8-metre kitchen, dining, and family room — the true heart of the home — with a separate utility and a superb brick-built conservatory. There's also a generous living room with feature fireplace, a large double bedroom, an additional versatile fourth bedroom or home office, and a stylish ground floor shower room. Upstairs, there are two further impressive double bedrooms — both enjoying triple-aspect windows — with the principal bedroom benefiting from built-in wardrobes and an en-suite, while the second bedroom is served by the family bathroom. Outside, the property continues to impress, a grand drive with ev charger and with a beautifully landscaped rear garden featuring an expansive patio, a deluxe built-in swimming pool, and a detached pool house with wet room facilities. Beyond the pool lies a large lawned garden, vegetable plot, storage sheds, and mature planting — all fully enclosed, offering a superb private setting perfect for family life and entertaining.



Set along the highly sought-after Wood Lane in Astwood Bank, this fantastic home really does offer it all. To the front, established conifers provide a wonderful sense of privacy, while the property itself sits well back from the road behind a beautifully laid tarmac driveway with a smart block-paved border, offering parking for multiple vehicles. Gated side access leads neatly through to the rear garden.

Entering through the front door, you're welcomed into a convenient porch, ideal for coats and shoes, which in turn opens into a spacious hallway with doors leading to various rooms.

The heart of this home is undoubtedly the fantastic kitchen, dining, and family room — a truly impressive space designed with modern family living in mind. The kitchen itself boasts generous proportions, spanning over 8 metres in length, and is fully equipped with a range of wall and base units, a large breakfast bar, and integrated appliances. There's ample room for a sizeable dining table as well as a relaxed seating area, making this a perfect space for both everyday living and entertaining. Dual-aspect windows, and doors opening directly to the rear garden flood the room with natural light and create a seamless connection to the outside.

Just off the kitchen is a highly practical utility room, providing further storage, additional workspace, and room for appliances, along with an external door leading out to the garden.

Adjacent to the kitchen-dining-family room is a superb brick-built conservatory of bespoke gable-end design, featuring high-performance glazing all around — an ideal spot to enjoy views over the garden all year round.

Leading off the main hallway, there is a separate, generously-sized living room — a fantastic rectangular-shaped space, allowing for optimum furniture placement. A feature fireplace creates a lovely focal point, while dual-aspect windows, including a large front window and a side window, provide plenty of natural light. Double sliding doors open directly into the conservatory, creating a wonderful flow between the living spaces.

Also on the ground floor is a large double bedroom with a front-aspect window, conveniently located close to the downstairs shower room, fitted with a shower, WC, and hand wash basin. Completing the ground floor accommodation is a fourth bedroom — a versatile room that would equally lend itself to use as a home office, study, or even a walk-in wardrobe.

To the first floor, a bright and spacious landing provides access to the upstairs accommodation. The principal bedroom is an impressive room, enjoying triple-aspect windows that fill the space with natural light. There are built-in wardrobes for excellent storage, and the room easily accommodates a super king-size bed with additional space for further furniture. This room also benefits from its own en-suite shower room, fitted with a shower, WC, and hand wash basin.

The second bedroom is equally generous in size, comfortably accommodating a super king-size bed and additional furnishings. Again, this room enjoys triple-aspect windows, creating a light and airy feel, and is conveniently positioned close to the family bathroom — fitted with a bath, WC, and hand wash basin.

The garage offers full-size doors to both the front and rear, providing excellent access — perfect for storing garden equipment or for easy through-access to the rear garden. It also benefit from having an ev charger.

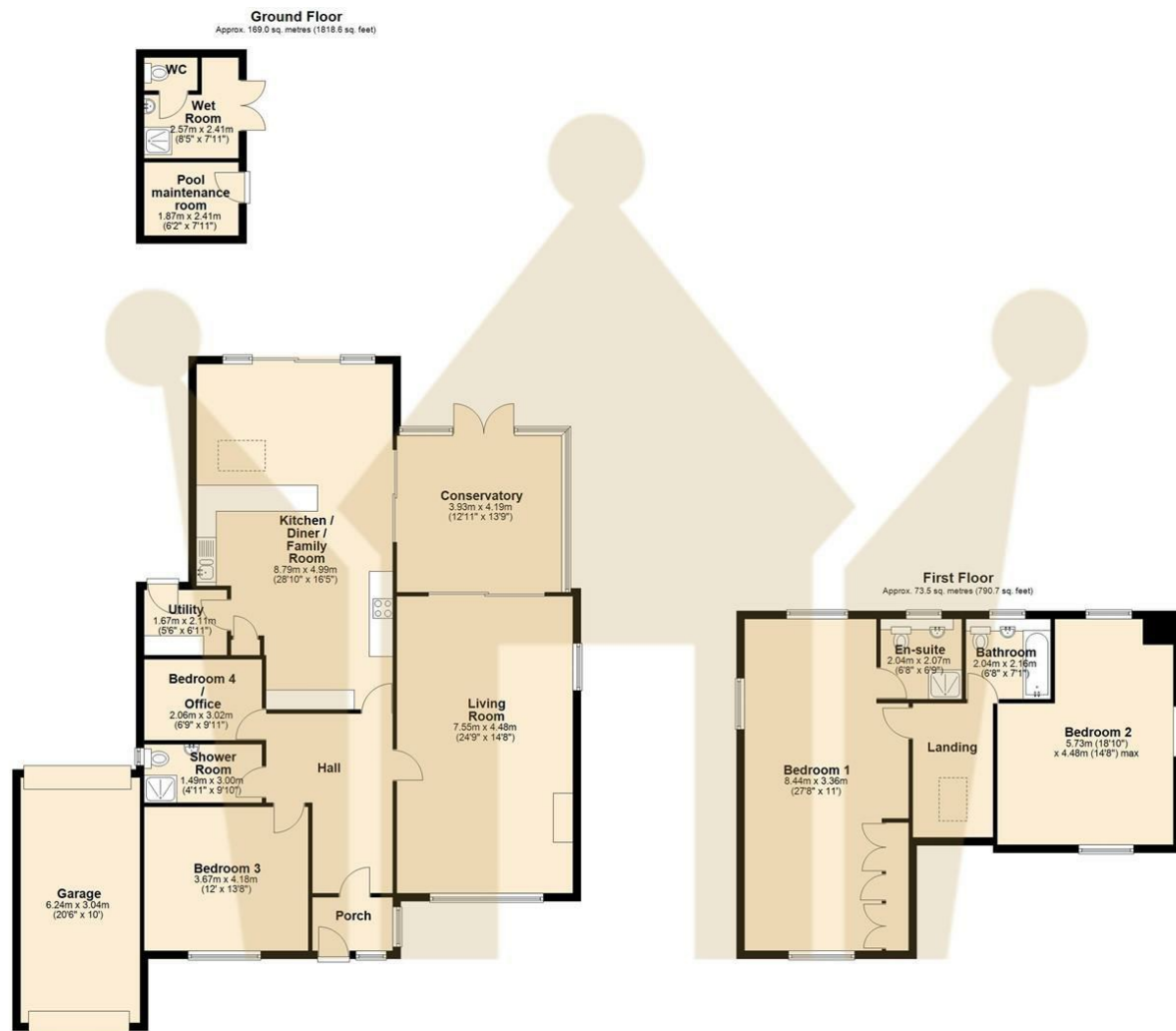
Outside is a true delight and really sets this home apart. Beautifully landscaped, the rear garden features an expansive paved patio area that wraps around a stunning built-in deluxe swimming pool — an incredible space for relaxing or entertaining. And just when you think it can't get any better — it does! The pool is complemented by a detached outbuilding, thoughtfully designed to house a wet room with a shower, hand wash basin, and a separate WC. There is also an additional room dedicated to pool maintenance and storage.

Beyond the swimming pool, the garden opens out to a generous, manicured lawn with meandering pathways, established trees, and planting that create a wonderfully private and peaceful setting. There's even a dedicated vegetable garden, additional storage sheds, and the entire space is fully enclosed by fencing.

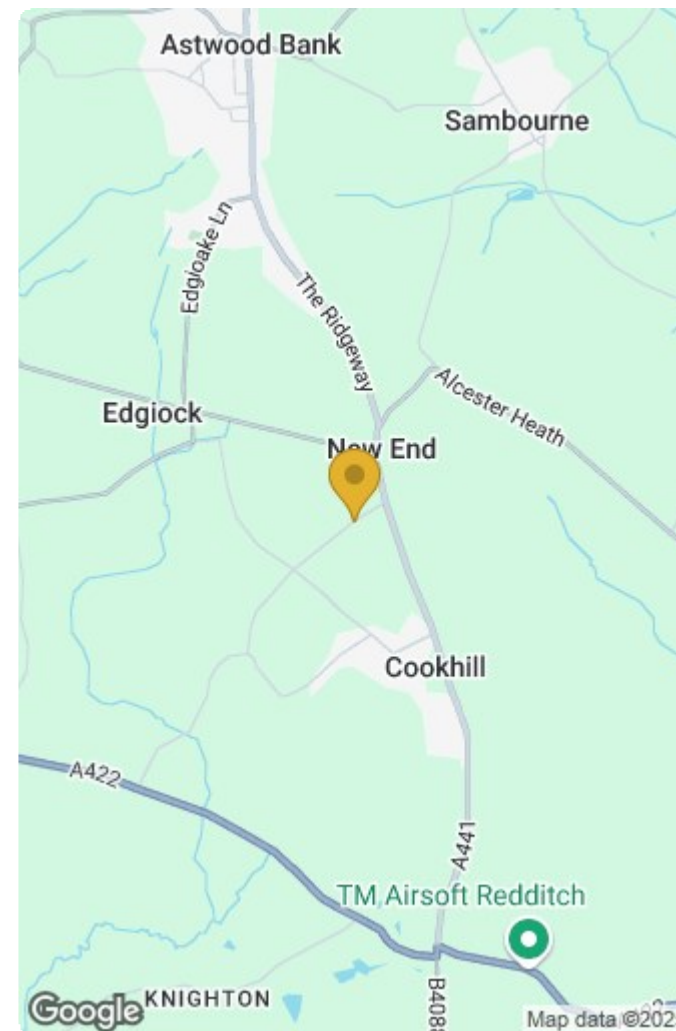
Porch	
Hall	
Kitchen/Diner/Family Room	28'10" x 16'4" (8.79m x 4.99m)
Living Room	24'9" x 14'8" (7.55m x 4.48m)
Conservatory	12'10" x 13'8" (3.93m x 4.19m)
Utility	5'5" x 6'11" (1.67m x 2.11m)
Shower Room	4'10" x 9'10" (1.49m x 3.00m)
Bedroom 3	12'0" x 13'8" (3.67m x 4.18m)
Bedroom 4/Office	6'9" x 9'10" (2.06m x 3.02m)
Landing	
Bedroom 1	27'8" x 11'0" (8.44m x 3.36m)
Bedroom 2	18'9" x 14'8" (5.73m x 4.48m)
En-suite	6'8" x 6'9" (2.04m x 2.07m)
Bathroom	6'8" x 7'1" (2.04m x 2.16m)
Pool Maintenance Room	6'1" x 7'10" (1.87m x 2.41m)
Wet Room	8'5" x 7'10" (2.57m x 2.41m)
W.C.	
Garage	20'5" x 9'11" (6.24m x 3.04m)







Total area: approx. 242.4 sq. metres (2609.3 sq. feet)



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	