



Dagtail Lane, Astwood Bank, B97 5QT

Guide price £900,000


KING
HOMES

**** 3180 sqft ** Approx 1 Acre Plot** Detached Country Residence ** Four Bedrooms ** 5 Reception Rooms ** Garage ** VIDEO TOUR AVAILABLE ****

Tucked away in a wonderfully secluded position at the end of prestigious Dagtail Lane, this exceptional four-bedroom home is accessed via a gated entrance and set within beautifully private gardens, with ample parking, a double garage, and far-reaching countryside views. The spacious and versatile interior includes elegant reception rooms, a bright garden-facing living room, a well-appointed kitchen/breakfast room, dedicated office, utility, and guest cloakroom. Upstairs, four generous bedrooms are complemented by a study area, family bathroom, and en-suite to the principal suite. A detached outbuilding offers further flexibility, featuring a garden room and potting shed—ideal for hobbies, storage, or home working. Peaceful yet conveniently close to local amenities, this is a rare opportunity in an exclusive rural setting.



Discreetly positioned at the end of the highly sought-after Dagtail Lane, this distinguished executive home is introduced by a gated entrance, opening onto an expansive driveway and nestled within beautifully landscaped gardens. Mature trees, established planting, and impeccably maintained borders lend an air of privacy and calm, creating a truly tranquil approach to the property.

The house itself unfolds over two spacious floors, with a thoughtfully designed layout that effortlessly accommodates both refined entertaining and relaxed family living.

A wide and welcoming entrance hall sets the tone from the moment of arrival, offering a striking sense of space and flow throughout the home.

To the front of the property, a generously proportioned sitting room leads gracefully into the adjoining dining room, forming an elegant and sociable suite—perfect for gatherings, both formal and informal.

To the rear, the living room offers a peaceful retreat, with triple-aspect windows and a charming garden-facing alcove that bathes the room in natural light. This tranquil space lends itself equally to quiet reflection or entertaining on a grander scale.

The well-appointed kitchen/breakfast room offers ample bespoke cabinetry, generous work surfaces, and a delightful space for informal dining. A separate utility room lies conveniently beyond, providing practical support for the demands of day-to-day life.

Also to the ground floor, a useful side porch offers a discreet secondary entrance, while a dedicated office—ideal for home working—and a guest cloakroom complete the arrangement.

Upstairs, the sense of proportion continues with four well-balanced bedrooms and a versatile study area. The principal bedroom enjoys dual-aspect windows with far-reaching views across the rear garden and surrounding countryside, and is served by a stylish en-suite shower room. A further family bathroom caters to the remaining rooms.

The gardens are undoubtedly one of the property’s crowning glories. Exceptionally private and exquisitely landscaped, they feature mature trees, lush planting, carefully curated borders, an orchard, vegetable plot and fruit cage—framing views that stretch across rolling countryside. A detached outbuilding provides additional space, with both a potting room and separate garden room offering ideal environments for hobbies, work, or simply a quiet escape.

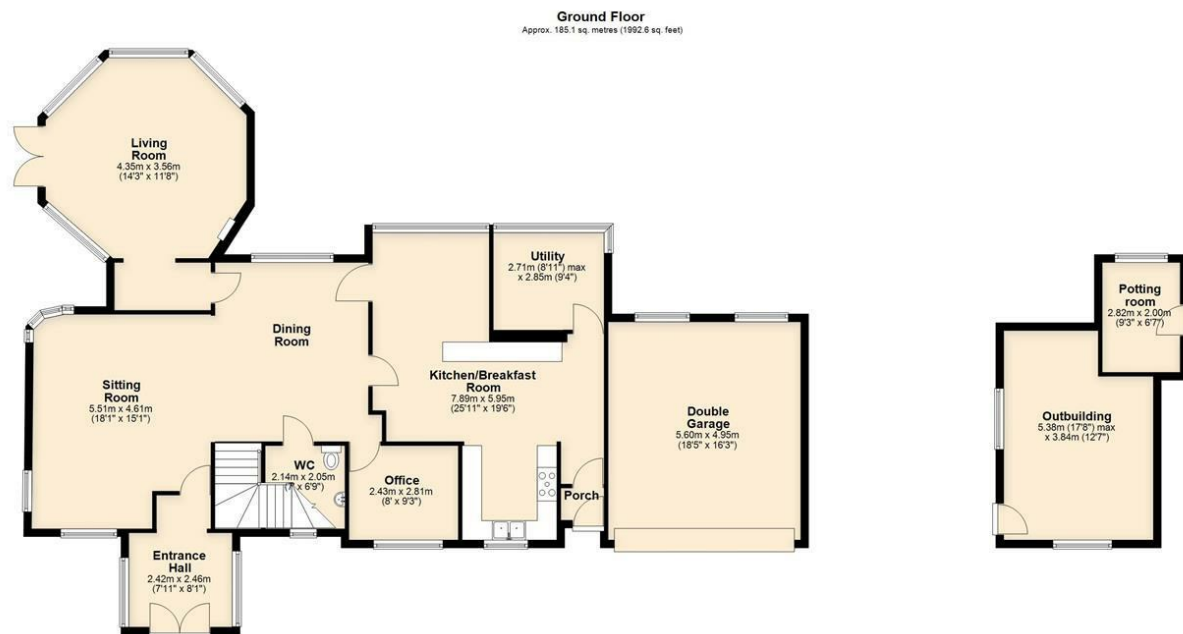
This is a rare opportunity to acquire a substantial and immaculately presented residence in one of the area’s most desirable rural locations—offering an exceptional blend of space, seclusion, and versatility in the heart of the countryside.

Entrance Hall	7'11" x 8'0" (2.42m x 2.46m)
Porch	
Sitting Room	18'0" x 15'1" (5.51m x 4.61m)
Dining Room	
Living Room	14'3" x 11'8" (4.35m x 3.56m)
Kitchen/Breakfast Room	25'10" x 19'6" (7.89m x 5.95m)
Utility	8'10" x 9'4" (2.71m x 2.85m)
Office	7'11" x 9'2" (2.43m x 2.81m)
W.C	7'0" x 6'8" (2.14m x 2.05m)
Landing	
Study Area	
Bedroom 1	17'10" x 16'0" (5.45m x 4.89m)
En-suite	8'7" x 6'0" (2.62m x 1.85m)
Bedroom 2	17'3" x 15'1" (5.28m x 4.61m)
Bedroom 3	11'5" x 10'1" (3.48m x 3.08m)
Bedroom 4	7'7" x 9'1" (2.33m x 2.78m)
Bathroom	7'11" x 9'2" (2.43m x 2.80m)
Double Garage	18'4" x 16'2" (5.60m x 4.95m)
Outbuilding	17'7" x 12'7" (5.38m x 3.84m)

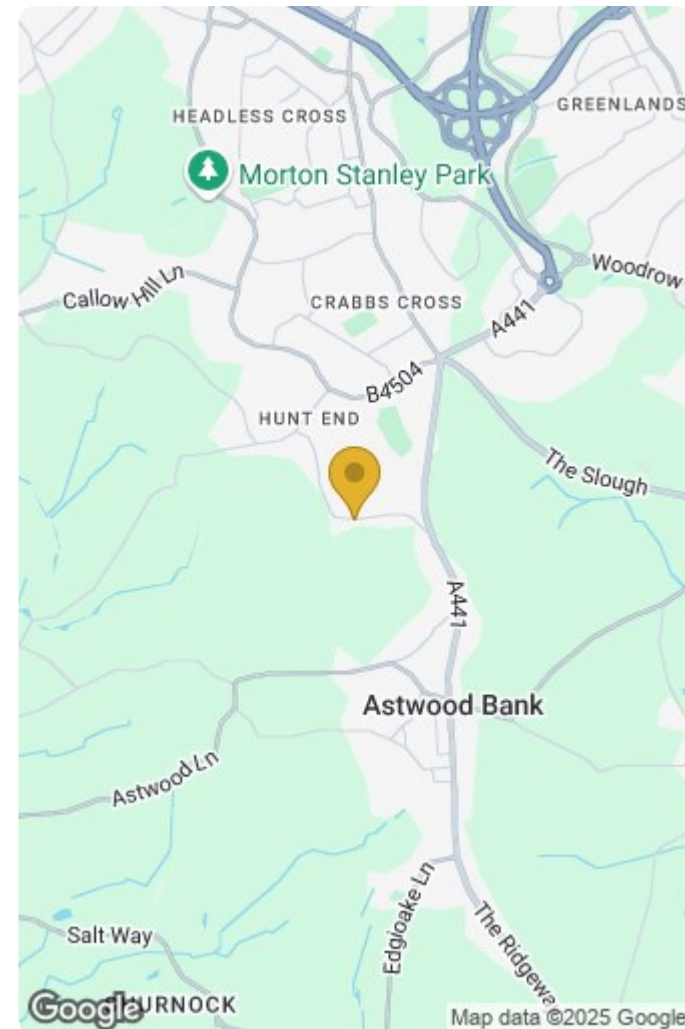
Potting Room 9'3" x 6'6" (2.82m x 2.00m)







Total area: approx. 295.5 sq. metres (3180.8 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	