



Fairways Farm

Beoley

theAgents
property consultants

This large family home comes with approx. 5.89 acres and stables. The main house and the annexe both have ample living space, it would be hard to find yourself feeling crowded no matter how big your family is!

**FAIRWAYS FARM
BROCKHILL LANE
BEOLEY
WORCESTERSHIRE**

Summary

Located in the beautiful Worcestershire countryside with undisturbed views is Fairways. The property is located down a quiet a country lane, behind the gated entrance is the main house and the detached two bedroom annexe. This flexible property offers the opportunity for two families to live together whilst living independently. The property allows itself to be developed further to make an excellent equestrian property or smallholding.

Ground Floor

This home is designed for entertaining and enjoying with friends and family. On the ground floor of the property is a large living room, the French doors provide direct access to the patio and the outdoor swimming pool and jacuzzi. An archway leads into a large dining room. The kitchen designed and built by Broadway Kitchens is large enough for everyone to gather and eat. Leading off the kitchen is a useful utility/ boot room. There is two bedrooms on the ground floor sharing a family bathroom. There is a billiard room and a conservatory, completing the ground floor.

First Floor

The principle bedroom has a large walk in dressing room, there is a second double bedroom and they share a family bathroom.

The Annexe

The larger than average annexe is a two bedroom bungalow, with an ensuite principle bedroom, a large double bedroom and a family bathroom, a dining room, living room, kitchen/ dining room and own garage as well amazing landscaped gardens.

Outside

The gardens are definitely a major feature of this property, they have been landscaped and provide areas to escape. There is swimming pool and jacuzzi on the main terrace, a vegetable garden complete with a large green house and raised beds, a large lawned area and the bungalow has its own garden with a gazebo. The large driveway provides parking for multiple cars and both properties have their own garages. There is a flat 5

acre paddock with its own access, a large storage shed and 5 stables suitable for ponies and a tack room and groom's room. Services to the Property

Location

The pretty village of Beoley borders the Worcestershire/ Warwickshire border, its has a primary school, village pub, village hall and a village shop at Bransons Cross. It is excellently placed for commuting with the M42/ M5 & M40 all within close vicinity. With Birmingham International Airport close by. Bromsgrove School and Solihull School are both within close proximity.

Services to the Property

Mains water and electricity, private septic tank, high speed broadband

Council tax

Band G

Local authority:

Bromsgrove District Council.

Viewing Arrangements

Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 550

EPC Rating

Band D

Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

















Fairways Farm, Brockhill Lane, Beoley, Redditch, Worcestershire, B98

APPROX. TOTAL INTERNAL FLOOR AREA 5508 SQ FT 511.6 SQ METRES (INCLUDES ANNEXE, GARAGE, RESTRICTED HEAD HEIGHT & EXCLUDES OUTBUILDING)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



theAgents
property consultants

116A High Street,
Henley-in-Arden, Warwickshire
B95 5BS
Henley in Arden Office: 01564 332 550
Park Lane Office: 0207 0791 454
sales@theagents.properties
www.theagents.properties

Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.