



Brookfields Farm House

Mapleborough Green

theAgents
property consultants

**A lovingly maintained
four bedroom
detached home, with
a bundle of potential
to add further value.
Situated in a 4.93
acre plot, in the heart
of the Warwickshire
countryside.**

**BROOKFIELDS FARM HOUSE
MAPPLEBOROUGH GREEN**

Summary

Welcome to Brookfields Farm House in the charming village of Mappleborough Green. This delightful property extends to 3,831 sq ft, with four spacious bedrooms, offering ample space for a growing family or those who love to entertain.

Ground Floor

The ground floor briefly comprises of the following:

On entering, you will find an imposing entrance hall, to the right a spacious formal lounge with glass sliding doors overlooking the rear grounds and undulating views beyond. The kitchen / family room offers plenty of space for all the family to enjoy. Behind the kitchen is a second family room, with a delightful inglenook fireplace. There is also a utility room, two downstairs offices and two ground floor w/c's. This part of the property would lend itself to being a self-sufficient annex as it has own side entrance.

First Floor

The first floor consists of four large double bedrooms. The principle bedroom has a generous ensuite and benefits from a balcony overlooking the rear gardens. Simply perfect for enjoying a morning coffee in the sunshine. Three of the four rooms are positioned to the rear of the property, designed to take in the fantastic open views. The first floor is completed by a modern family bathroom. There is scope to add two further dormer bedrooms, subject to planning permission.

Outside

Situated behind electric gates, you will find a large landscaped front garden with a feature turning circle and ample room to park numerous cars. There is a triple garage with electric roller doors. This space offers a buyer fantastic income potential with planning permission already in place for a change of use to a two bedroom holiday let. In total, the plot extends to 4.93 acres, a mix of both beautifully maintained domestic gardens and a paddock beyond.

Location

Located on the idyllic Hays Lane, Brookfields Farm House offers a peaceful retreat from the hustle and bustle of city life while still being within easy reach of local amenities. Mappleborough Green offers all the benefits of a rural setting yet in close proximity to the larger towns of Stratford Upon Avon, Solihull and Henley in Arden. There are great motorway links via the M40 and M42. Two public houses, two garden centres with cafe's and an excellent primary school. The village of Studley is just over a mile away, with a further selection of amenities including shops, a leisure centre and a doctors surgery as well as further primary and secondary schools.

Services to the Property

Oil fired central heating, private drainage and water, mains electric

Local Authority

Stratford 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.







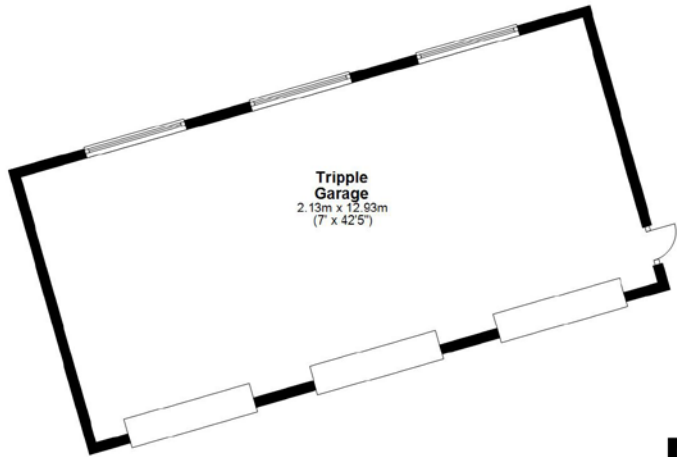




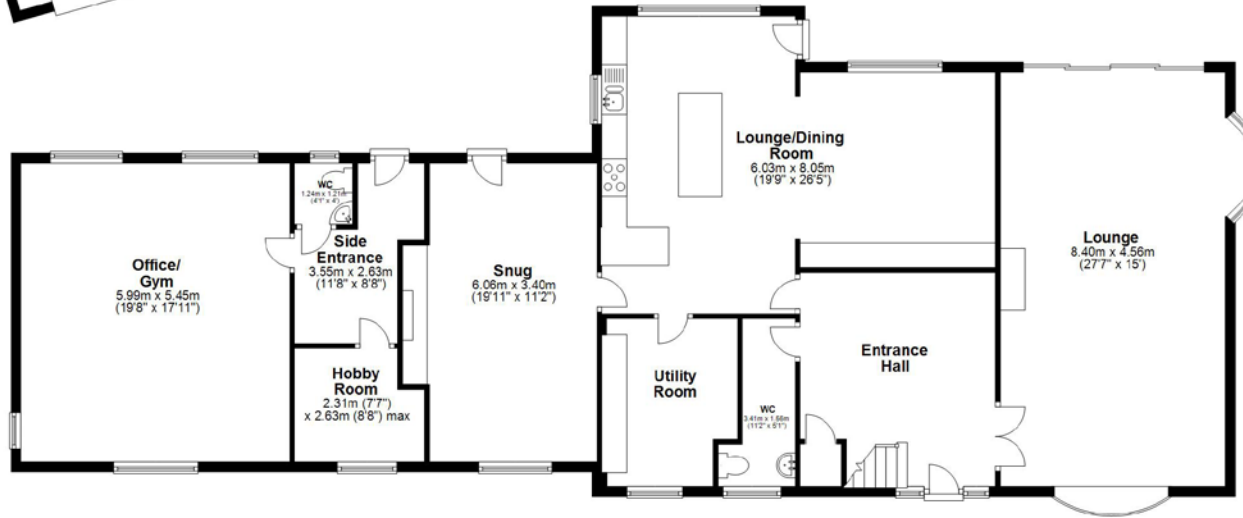




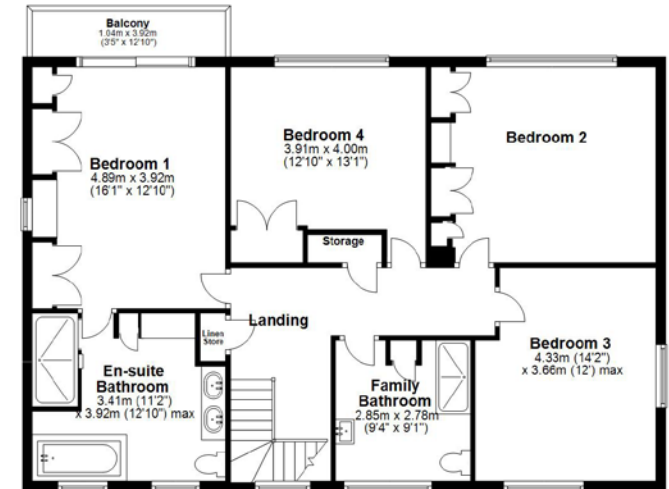




Ground Floor
Approx. 247.0 sq. metres (2658.4 sq. feet)



First Floor
Approx. 109.0 sq. metres (1172.7 sq. feet)



Total area: approx. 355.9 sq. metres (3831.1 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details within are not intended to form part any contract.
Plan produced using PlanIt.



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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.

Date: 23rd May 2024

Our reference: Brookfields Farm House

Brookfields Farm House
Haye Lane,
Mappleborough Green,
Studley
B80 7DS

We are delighted to provide details of the property mentioned above, which is available at a Guide Price of £1,400,000.00. Should you require any additional information about the property or its surroundings, please do not hesitate to contact us. We would be happy to assist you further.

You can find comprehensive details of all our properties and a diverse range of services available for viewing online at www.theagents.properties.

For additional information or to make arrangements to view the property, please get in touch. We'd love to help you.

Yours faithfully

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