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SALES & LETTINGS

**CHERRYWOOD COTTAGE
CHERRY PIT LANE
BEOLEY
B98 9DH**

Cherrywood Cottage presents a rare opportunity to own a charming four-bedroom home nestled in a picturesque rural setting. This beautifully refurbished cottage combines traditional character with modern comfort, offering spacious open-plan living areas and a private garden with an outdoor kitchen that captures stunning countryside views.



As you enter into the spacious entrance hallway, to the left is the open-plan kitchen, flowing to a living and dining room which is ideal for family gatherings and entertaining.

The kitchen area features a fully fitted modern country style kitchen with a huge island with seating for 6 and ample worktop space for catering for large gatherings. All the appliances are built in, and there is a walk in pantry with wine fridge and microwave, making it as functional as it is stylish.

There is also a dedicated laundry and boot room off the kitchen with stable door which houses an integrated washing machine and separate tumble dryer, along with boot/shoe and cleaning equipment storage.

The daytime lounge and dining room flow from the kitchen area and have beautiful views of the garden and surrounding countryside.

Both the kitchen and the living area benefit from bi-fold doors and air conditioning, perfect for the hot summer weather.

Off the dining area is a cosy snug, with a charming log burner, which provides an intimate retreat.

There is also a convenient downstairs WC and large understairs storage cupboard, catering to modern family storage needs without compromising on the cottage's character and charm.







Cherrywood Cottage continues to impress with its four spacious double bedrooms.

The large principal bedroom benefits from an en-suite with walk in shower and roll top bath with views over the open countryside. It also benefits from air conditioning.

Three additional double bedrooms offer flexibility for family each benefiting from countryside views and generous natural light. The family bathroom is thoughtfully designed, comprising of a bath and separate shower.

The loft has 2 access points and is fully boarded with lighting and power throughout.







The charming garden at Cherrywood Cottage is a tranquil oasis, perfectly suited for entertaining or relaxation.

At the bottom of the garden, the large home office provides a dedicated workspace with views that inspire productivity. This versatile outbuilding can serve various needs, from remote work to a creative studio, hobby space, teenagers den, gym or occasional guest suite/ 5th bedroom. It benefits from a fully appointed kitchenette, ensuite shower room and its own heating and cooling system.

There are several large seating and sunbathing areas, including a south facing decking area with outdoor kitchen which is perfect for entertaining, BBQ's or just enjoying the private and well stocked cottage style garden.

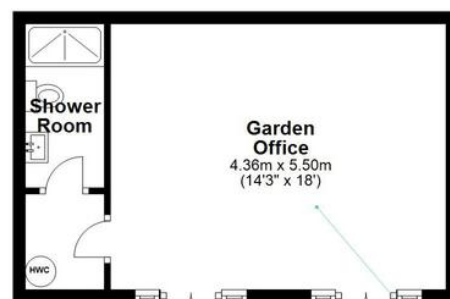
The garden's privacy, with large trees surrounding and rural views over neighbouring fields complete this cottage's appeal.

The property benefits from plenty of parking and a large storage shed.



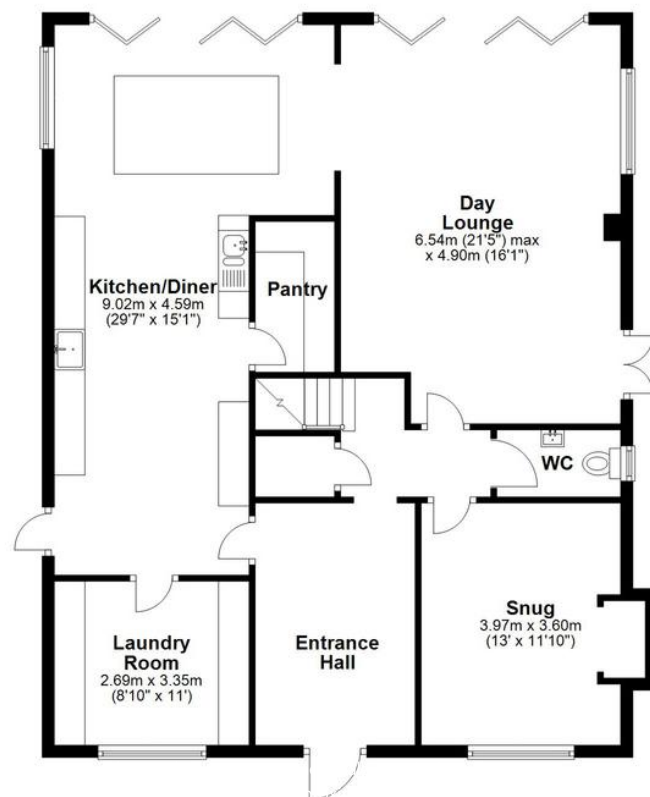


Ground Floor
Main area: approx. 113.7 sq. metres (1224.0 sq. feet)
Plus garden office, approx. 30.0 sq. metres (323.2 sq. feet)

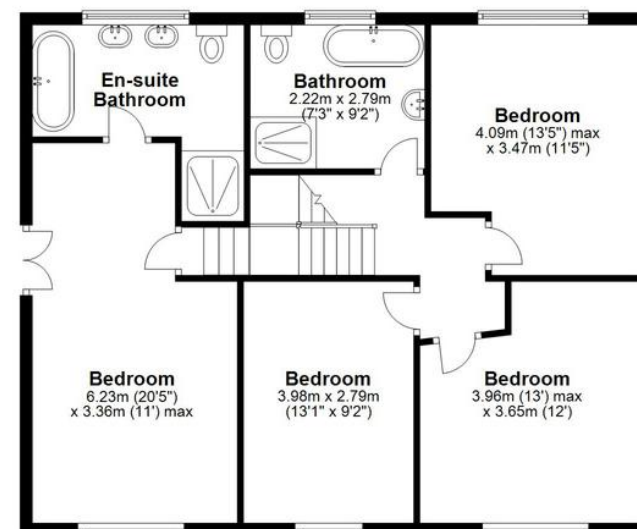


NB Not actual position.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C		62
(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



First Floor
Approx. 81.0 sq. metres (872.0 sq. feet)



Main area: Approx. 194.7 sq. metres (2096.1 sq. feet)
Plus garden office, approx. 30.0 sq. metres (323.2 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

FEATURES

- Four Double Bedrooms
- Recently Renovated Throughout
- Open Plan Kitchen, Living And Dining Area
- Cosy Snug With Log Burner
- Principal Bedroom With En-Suite
- Spacious Family Bathroom
- Large Private Garden
- Fantastic Outdoor Kitchen
- Home Office With Rural Views
- Idyllic Countryside Location

SIZE Total - 2,169 sq ft
TENURE Freehold

BROMSGROVE DISTRICT COUNCIL - F

SERVICES

Drainage is via a sewerage treatment tank. There is an optional maintenance contract for an annual inspection which is £240.00 per annum. However, it is advised that you confirm this at point of offer.

BROADBAND

Type	Max download speed	Max upload speed
Standard	2 Mbps	0.4 Mbps
Superfast	31 Mbps	4 Mbps

Network in the area: OpenReach

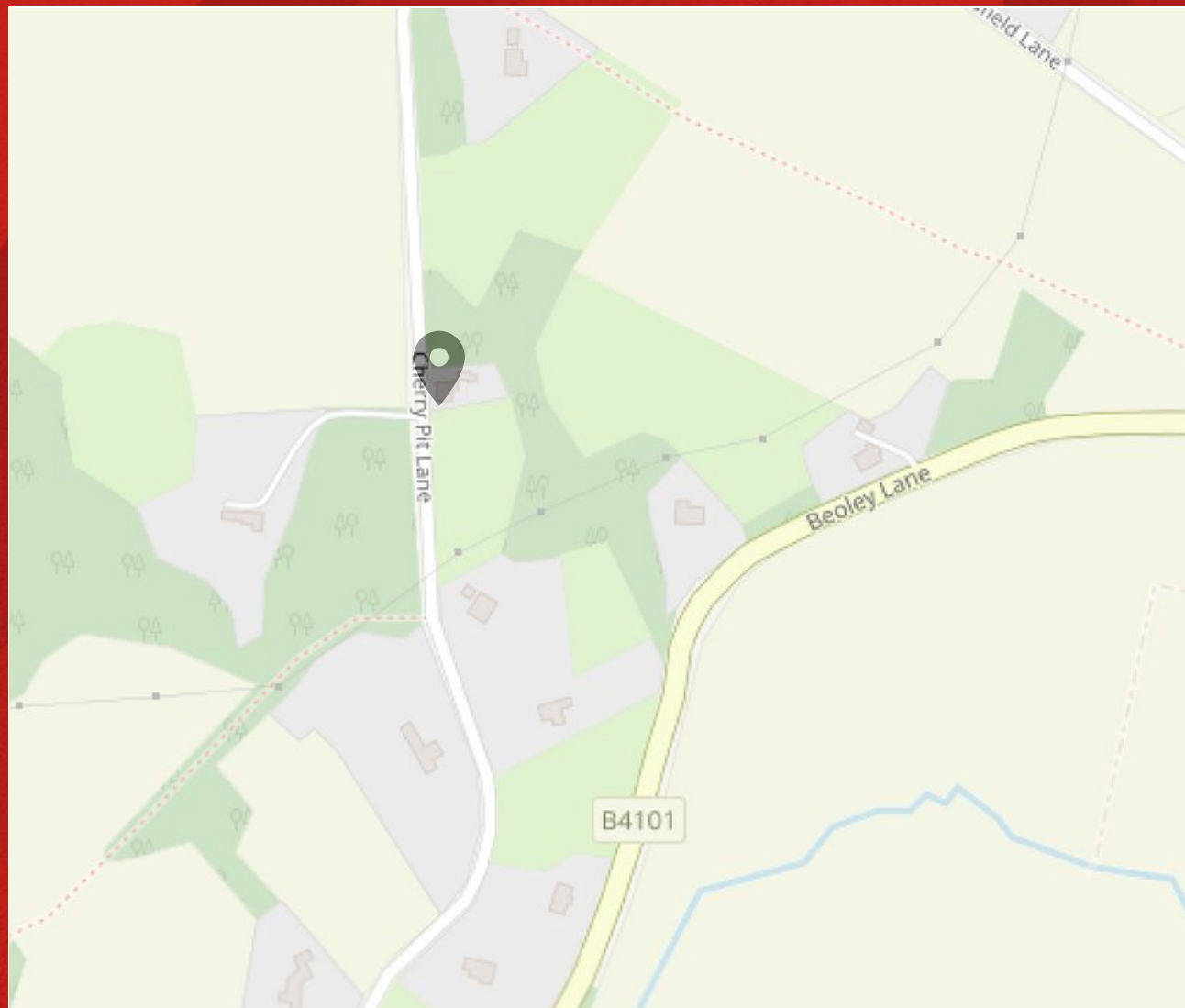
VIEWING

Book a viewing with Sole Agents DM & Co. Homes by phone or email:

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@ dorridge@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



LOCATION

The pretty village of Beoley borders Warwickshire and Worcestershire, with a village shop and hall, village pub and primary school. It's a quiet location, well placed for commuting with the M42/M5/M40 motorways in close proximity accessed via the A435. The village of Tanworth in Arden is just 2 miles away, Redditch Town Centre, 5 miles away and Birmingham International Airport a 20 minute drive.

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