



32 Dagtail Lane

Astwood Bank B97 5QT

Andrew Grant



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 **4 Bedrooms**  **2 Receptions**  **2 Bathrooms**

Freehold / 1,552 sq. ft.

KEY FEATURES:

- Traditional family home
- Glorious village setting
- Stunning countryside views
- Spacious bay fronted living room
- Versatile office/bedroom
- Ground floor shower room
- First floor bathroom
- Extensive gardens
- Plentiful driveway parking
- Attached garage

An idyllic family residence boasting expansive gardens and picturesque views of the nearby countryside, nestled within the highly sought-after village of Astwood Bank.

This versatile family home offers ample accommodation, starting with a spacious living room that floods with natural light from its large bay window. The formal dining room, with sliding patio doors to the garden, is perfect for gatherings. A well-equipped kitchen boasts integrated appliances and dual aspect windows, while an adjacent utility room provides laundry facilities. Additionally, a multipurpose room, suitable for an office or bedroom, features French doors to the garden. Completing the ground floor is a tastefully tiled shower room.

Upstairs, the master bedroom boasts dual-aspect windows and a convenient washbasin, while the second bedroom enjoys countryside views. A cosy single bedroom overlooks the front. The family bathroom features a contemporary suite with ample storage.

Outside, the expansive gardens include a large terrace for outdoor dining. Rolling lawns, bordered by mature shrubbery and specimen trees, offer a serene retreat. Secure gated access leads to the front garden, with an attached garage and ample driveway parking, completing this outdoor haven.



Situation

Astwood Bank, nestled near the Worcestershire-Warwickshire border, embodies a thriving village community. Offering an array of amenities such as grocery stores, a post office, an award-winning butchers, cosy cafés, welcoming public houses, a farm shop and essential services like a doctor's surgery and pharmacy, the village caters comprehensively to its residents' needs. Its vibrant community spirit is evident through a diverse calendar of events including the annual Carnival and Procession, Carols in the Park, festive Christmas lights and the charming Astwood Bank in Bloom festival. Sporting prowess is a point of pride, with the village's successful cricket team having graced the hallowed grounds of Lords in the National Knock Out Final on two occasions. Surrounded by the picturesque Worcestershire countryside, Astwood Bank offers abundant opportunities for scenic walks and invigorating cycling adventures.

Education is a priority, with a range of schools catering to children of all ages within easy reach. Notable institutions include the renowned Bromsgrove School. Within Astwood Bank and nearby Feckenham, excellent village schools at both nursery and primary levels are complemented by an outstanding secondary school within walking distance. Convenient bus routes provide direct access to schools such as the Alcester Grammar School in Alcester and The Kings Schools and Royal Grammar School in Worcester. The nearby village of Feckenham offers its own charm. Boasting two churches, including one at its heart, a first school, two delightful public houses, a village green, a community hub in the village hall, a well-maintained cricket pitch and a community-run village shop.

Benefiting from excellent connectivity, Astwood Bank provides easy access to the M5 and M42 motorways, making it an ideal choice for commuters. Additionally, the Parkway Railway Station at Warwick offers swift access to London, while the electrified line from Redditch facilitates convenient connections to central Birmingham. The Worcestershire Parkway Railway Station, situated east of Worcester near junction 7 of the M5, further enhances connectivity, enabling rapid travel to the capital city. For days out and recreation, this property enjoys excellent access to a variety of destinations. Explore the charm of the North Cotswolds and Broadway, just 23 miles away or immerse yourself in the cultural delights of Stratford-upon-Avon, a mere 16 miles from the doorstep. For outdoor enthusiasts, the majestic Great Malvern and the scenic Malvern Hills, both located 22 miles away, offer endless opportunities for adventure and relaxation. Alternatively, you can indulge in the nearby National Trust properties of Coughton Court and Hanbury Hall, offering rich experiences closer to home.



Description

Set well back from the lane, the property is accessed via a sweeping driveway, offering ample off-road parking. Flanked by a curved lawned garden, the driveway culminates at the entrance of the home, where secure gated access leads to the rear garden. To the side stands an attached garage. Mature hedgerows adorn the borders to the front and side, offering a wonderful degree of privacy.

Enter through the welcoming open porch, where an inviting front door ushers you into the bright and spacious hallway. Here, a side window bathes the space in natural light, while a staircase ascends to the first floor. Doors lead to the living room and ground floor shower room.

Spacious at over 26 ft in length, the living room offers a wonderful haven for relaxation. A large bay window to the front floods the room with natural light, creating an inviting ambiance.

Accessible from the rear of the living room, the formal dining room is perfect for family meals or entertaining guests. Sliding patio doors provide convenient access to the rear garden, while additional doors lead to the kitchen and office/ground floor bedroom.

The kitchen includes an abundance of wall and base units, complemented by countertops featuring a one and a half bowl stainless-steel sink with drainer and mixer tap. Integrated appliances, including a double oven, hob, extractor hood and fridge, enhance its functionality, while ample space under the countertop accommodates a dishwasher. Tiled flooring throughout the room adds a practical and stylish touch. Dual aspect windows to the side and rear flood the space with natural light, while a door provides convenient access to the garden.

Adjacent to the kitchen, the utility room offers base units providing ample space for a washing machine and dryer. A side-facing window ensures ventilation.



This versatile room can seamlessly transition between an office space or an additional bedroom if needed. French doors and windows not only offer garden access but also provide delightful views across it, creating an ideal setting for remote work. Moreover, this room would also serve excellently as an additional reception room, offering flexible usage to suit your lifestyle needs.

A valuable asset on the ground floor, the shower room comprises a WC, washbasin and shower cubicle. Tasteful tiling adorns the walls, adding a touch of elegance to the space. Two obscure-glazed windows to the side allow natural light to filter in while ensuring privacy.





First Floor

Ascend the window-lit staircase to find a pleasantly spacious landing area, guiding you to the bedrooms and family bathroom.

The master bedroom boasts a generously sized double room with windows to the rear and side, offering a delightful dual aspect. Additionally, it benefits from a convenient washbasin set atop a vanity unit tucked into one corner.

A second spacious double room offers a bright and airy ambiance, enhanced by its large bay window at the front and additional side window. The room boasts stunning countryside views, providing a serene backdrop for relaxation and rest.



Situated to the front of the property, this comfortable single bedroom offers a pleasant outlook from its window.

The well-appointed family bathroom features a contemporary white suite, comprising a low-level WC, washbasin and bathtub with an extendable shower attachment seamlessly integrated alongside the mixer tap. White tiling adorns the walls, lending a clean and bright aesthetic. Completing the ensemble, a large cupboard provides ample storage space, while a rear-facing obscure-glazed window ensures privacy and natural light.



Gardens and Grounds

A standout feature of this property is its expansive gardens, offering ample space for outdoor enjoyment. Stepping out to the rear garden, you are greeted by a spacious terrace, perfect for alfresco dining and entertaining. Beyond the patio, rolling lawns stretch far from the property, bordered by mature shrubbery and hedgerows, creating a tranquil retreat for the whole family to relish. The garden boasts several specimen trees, adding character and interest, while mature trees at the rear border provide a picturesque leafy backdrop that evolves with the seasons. Secure gated access from the rear garden leads to the substantial front garden, which features a generous lawn and expansive driveway, completing this idyllic outdoor haven.

Services

Mains gas, electricity and water.

Private drainage.

Broadband is available at this property.

Council tax band - E.





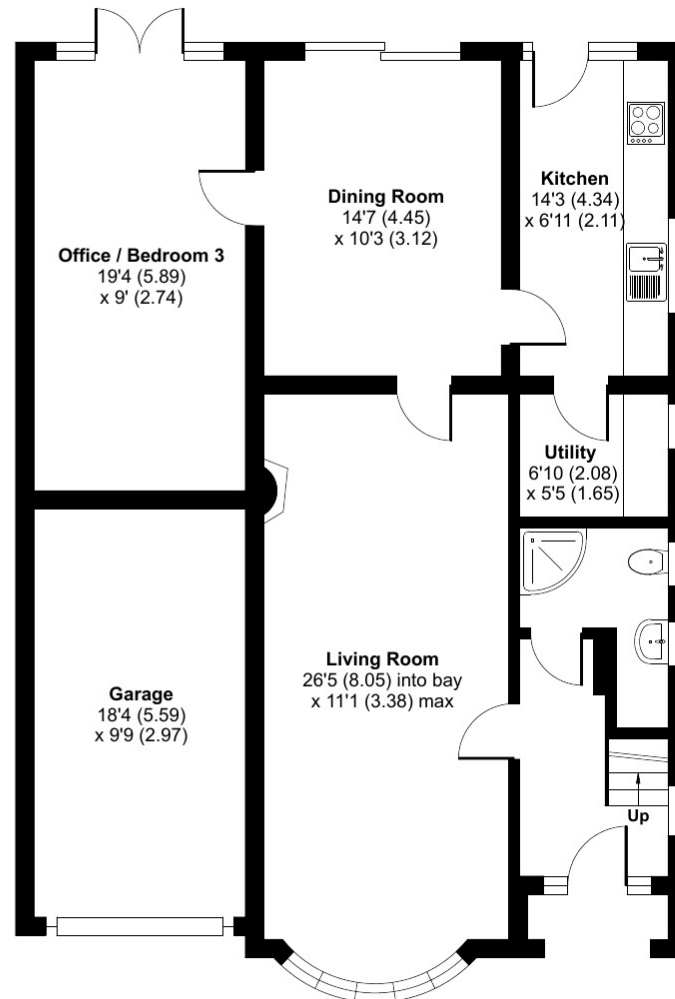
Dagtail Lane, Redditch, B97

Approximate Area = 1378 sq ft / 128 sq m

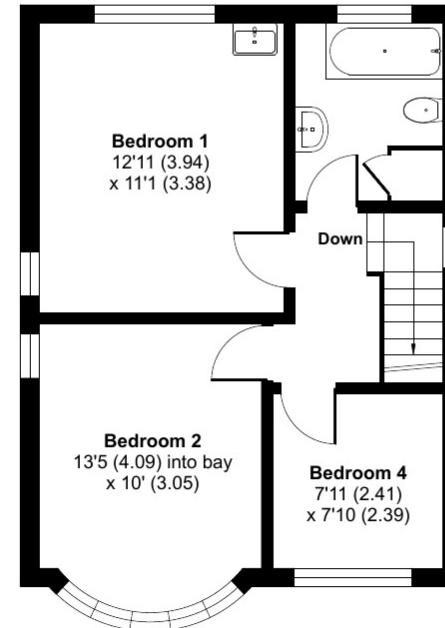
Garage = 174 sq ft / 16.1 sq m

Total = 1552 sq ft / 144.1 sq m

For identification only - Not to scale



GROUND FLOOR



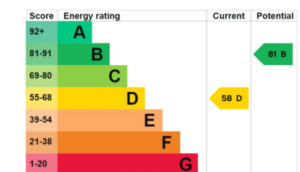
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1102387



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