

**Andrew Grant**  
PRESTIGE & COUNTRY



**Little Ryders,**  
Holberrow Green, B96 6JX





# Little Ryders

Bouts Lane, Holberrow Green, B96 6JX

**4 Bedrooms    2 Bathrooms    4 Receptions**

“Embrace country living in this stunning 4-bedroom, 4-reception detached home in Holberrow Green, boasting a large garden, ample parking, and rich character...”

Scott Richardson Brown CEO



- Idyllic detached residence in the heart of Holberrow Green.
- Benefit from spacious and versatile interiors, including a characterful open-plan living room ideal for hosting guests and entertaining.
- Enjoy an expansive and well-maintained garden perfect for relaxation and enjoying the outdoors.
- The property includes a detached double garage, workshop and a fantastic games room with French doors that open onto the private garden.
- Generous driveway providing ample parking space.
- Situated in a tranquil village location, perfect for those seeking a peaceful lifestyle.

2828 sq ft / 262.88 sq m





## The kitchen

This well-appointed kitchen features a professional-grade range cooker and expansive countertops for ample meal preparation space. Open shelving offers easy access to kitchen essentials, while dual aspect windows flood the space with natural light and provide views of the beautiful garden. The space combines functionality with modern design making it ideal for cooking and social gatherings.







## The living room

Warm and cosy, yet open plan and spacious, the living room features a traditional brick fireplace with a log burning stove and dual aspect windows that flood the room with natural light.

Folding glass doors lead to the snug area, further enhancing this feeling of space.







## The snug

The snug offers a versatile living space adjacent to the main living room and the dining room. A perfect spot to relax and enjoy the views of the beautiful garden through sliding glass doors.





## The dining room

The dining room is bright and welcoming, featuring sliding glass doors that open onto the patio, allowing plenty of natural light to flood the space. It comfortably accommodates a large dining table and chairs, making it perfect for hosting guests and enjoying seamless indoor-outdoor living.





## The utility room and cloakroom

The utility room offers practical functionality with space for laundry appliances and additional storage. Conveniently located, it leads to a downstairs cloakroom, providing a useful guest WC.







## The principal bedroom

The principal bedroom offers both convenience and privacy with its own ensuite bathroom. This spacious room benefits from large windows that fill the space with light and provide views of the surrounding greenery. Its ground floor location enhances accessibility, making it an ideal choice for those seeking ease and comfort in their living arrangements.





## The principal ensuite

This spacious ensuite bathroom features a full-sized bath, a separate walk-in shower, a WC and a large vanity with basin and ample storage space. Two windows brighten the space to reflect the principal bedroom.







## The second bedroom

The second double bedroom has a generous layout and offers ample room for bedroom furniture in addition to convenient built-in storage. A large window ensures the space is welcoming and bright.





## The third bedroom

Also generously sized, the third double bedroom has a large window which illuminates the space to make it feel light and airy. It also features built-in storage space which keeps the room clutter-free.







## The fourth bedroom

The fourth double bedroom features useful built-in storage and a charming window overlooks the surrounding greenery.





## The shower room

On the second floor the spacious family shower room features a contemporary walk-in shower, WC, pedestal basin and convenient built in storage space.





## The games room

This brilliantly versatile space, currently used as a games room, offers additional storage or the opportunity to be transformed into further living space. French doors open to the garden adding a sense of sophistication.





## The garden

This expansive garden is a picturesque haven, offering an array of delightful features that cater to both relaxation and horticulture enthusiasts. At the heart of the garden lies a charming pond, providing a tranquil spot to unwind and enjoy the natural surroundings. Nearby, a well-maintained greenhouse stands ready for those passionate about gardening, facilitating the cultivation of a variety of plants and vegetables year-round.







Mature shrubs and lush greenery enhance the garden's privacy and aesthetic appeal, creating a lush backdrop. Additionally, a dedicated patio area offers the perfect setting for al fresco dining, making it an ideal space for entertaining guests or enjoying peaceful family meals outdoors.





# Location

Nestled in the serene village of Holberrow Green, this property offers a tranquil retreat from the fast pace of urban life, while still ensuring convenience and accessibility. The village atmosphere provides a warm, community-focused environment perfect for both families and individuals seeking peace and quiet. Local amenities are readily accessible, including well-regarded schools, charming local shops and several parks, ideal for leisurely days spent outdoors.

The area is not only rich in natural beauty but also benefits from excellent transport links. Nearby roads and public transport services offer easy access to major cities, allowing for a hassle-free commute to work or exploration of regional attractions. This makes Holberrow Green a particularly appealing location for professionals looking for a balance between a calm residential setting and proximity to urban centres.

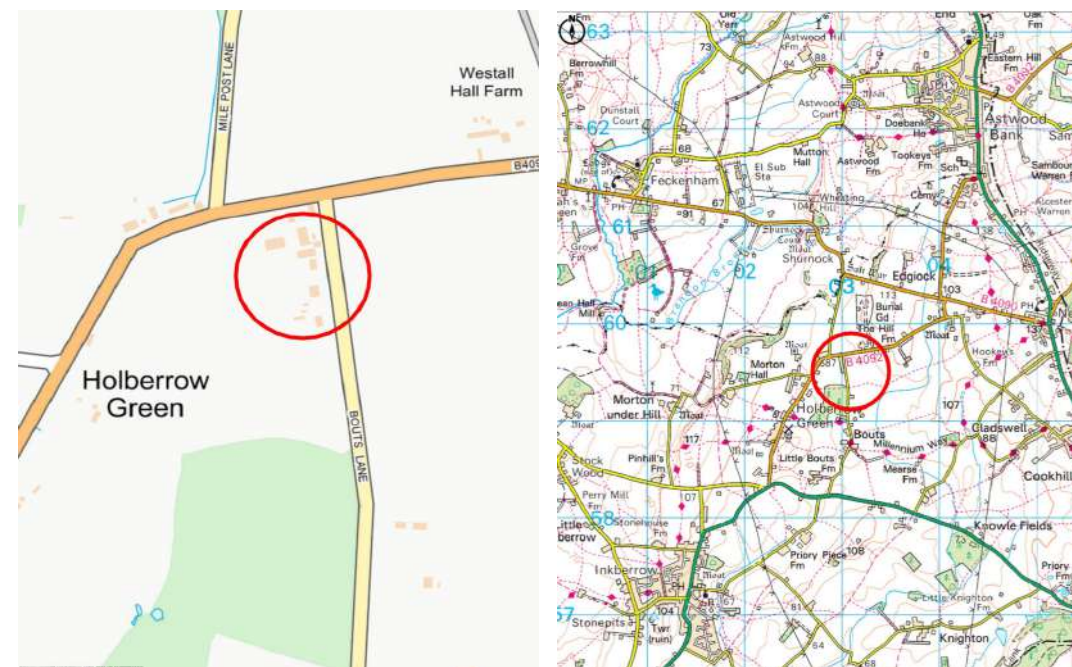
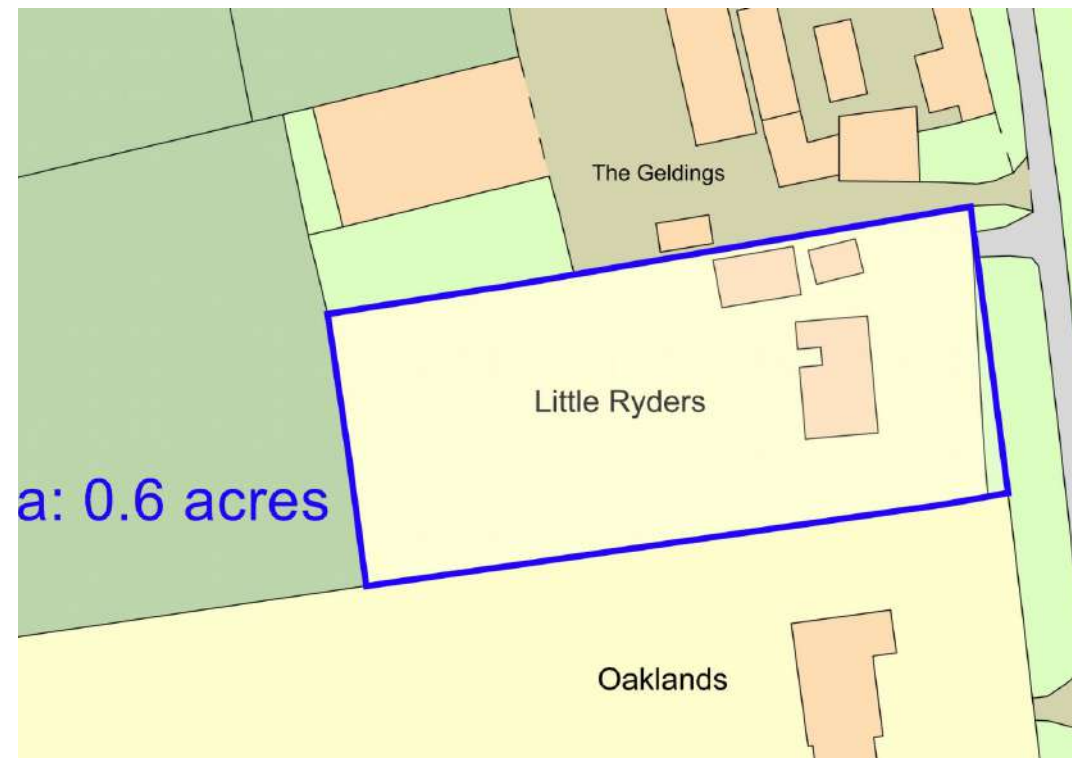
With its blend of quiet village life, essential amenities, and connectivity, Holberrow Green is an ideal choice for those looking to enjoy the countryside charm without sacrificing the conveniences of modern living.

## Services

The property is serviced by mains electric and water, oil central heating and septic tank drainage.

## Council Tax

The Council Tax banding for this property is F





# Little Ryders, Bouts Lane, Holberrow Green, B96 6JX

Approximate Gross Internal Area = 2828 sq ft / 262.88sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		68 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

This plan is for guidance only and must not be relied upon as a statement of fact



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