



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Ridgeway View, Hardwick Lane  
Studley, B80 7AE





## The Property

Located in a discrete semi rural setting, on a private no through road, this unique detached home sits well within its extensive plot, and boasts uninterrupted rural views to rear, over the adjoining countryside and beyond. Having been extensively modernised, and recently extended, this versatile home boasts an exceptional finish and should appeal to a wide mix of buyers.. Having the added advantage of a substantial barn and paddock within the curtilage of the house, there is also scope for a mixed use, hobbies or commercial aspect, again further enhancing its versatility and appeal.

Being set beyond security gates (with power), a large, gravelled forecourt parking area provides ample space to circulate and parking for several vehicles. Entering the property, there is a reception hall with guest WC and stairs rising to the upper floor. There is as generous 'L' shaped living room, affording flexible space for both seating and dining, enjoying a feature fireplace with open hearth and a bank of bifold doors to rear, framing the views and allowing access to the garden.

There is a further reception room, that links seamlessly with the impressive family dining kitchen and separate utility. The kitchen space is filled with natural light through an expanse of bifolding doors and velux roof lights. Being fitted with a bank of high quality units, modern door fronts and sleek quartz worksurfaces over.

A further inner door then leads to a pleasant ground floor en-suite bedroom, that could serve as guest accommodation or principal bedroom for a dependant relative.









There are four further bedrooms to the first floor, family bathroom and en-suite shower room to the main bedroom.

Externally, the property sits well within its manicured plot, that in all extends to approximately 0.7 acres. Laid mainly to lawn, the grounds extend to all sides of the property, with post and rail fencing forming an internal divide to an enclosed paddock. A substantial barn offers approximately 2058 sqf of versatile space, affording multiple potential uses depending on a buyers needs.

### The Location

Studley comprises a small Warwickshire town, situated amidst delightful countryside, close to the borders of Worcester and offering a good range of local shops and amenities. Studley is also located only 8miles south of junction 3 of the M42 and is readily accessible to the surrounding centre including Alcester 4 miles, Redditch 3 miles, Birmingham 20 miles and Stratford upon Avon 12 miles. Birmingham International Airport and Railway Station are about 18 miles away and Warwick Parkway Station also offers fast links to Birmingham City Centre and London Marylebone.







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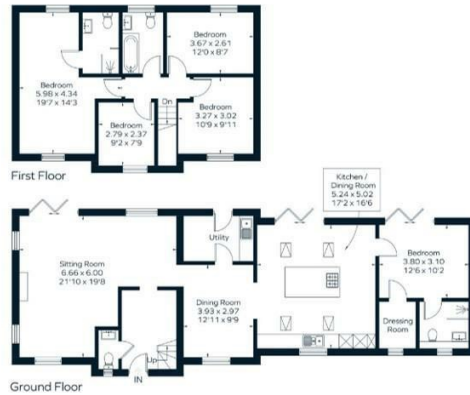
0.70 acre(s)



Approximate Area = 171.0 sq m / 1841 sq ft  
 Barn = 191.2 sq m / 2058 sq ft  
 Total = 362.2 sq m / 3899 sq ft



(Not Shown in Actual Location / Orientation)



## GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

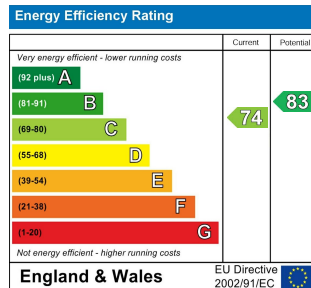
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains water and electric. Private drainage (bio disk) and LPG.

Local Authority: Stratford Upon Avon, Council Tax Band F

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