



VAUGHANREYNOLDS
ESTATE AGENTS

Green Dragon Cottage, Wike Lane
Sambourne, B96 6NY



The Property

Tucked away in the idyllic village of Sambourne and once part of the historic Throckmorton Estate, Green Dragon Cottage is a truly exceptional detached period home. Dating back to the 19th Century and lovingly restored by its current owners over the past 21 years, this property blends timeless architectural beauty with thoughtful modern updates.

From the moment you approach through a generous, mature garden, this charming home captures the imagination. Two striking front gables and a central recessed door offer an inviting first impression, leading into a versatile entrance hall — a space that flows seamlessly through the heart of the home.

To one side, a dedicated study provides the ideal setting for home working. A superb living room is the epitome of character, with exposed beams, an inglenook fireplace and warm, inviting atmosphere. Discreetly positioned off the living room is a guest WC, adding practicality to the home's refined aesthetic.

To the other, the kitchen/breakfast room is a stunning blend of traditional craftsmanship and modern sensibility. Hand-built Shaker-style cabinetry pairs beautifully with granite worktops, while a Belfast sink, Range Master, brick fireplace with log burner, and tiled flooring complete the picture. Exposed beams overhead further enhance the rustic elegance of this central hub.







Distinctive among homes of this kind the property features two staircases — one rising from the living room, the other from an inner hallway beside the kitchen—both leading to the three well-proportioned bedrooms. Each bedroom includes bespoke built-in furniture, offering smart storage solutions with individual character. The main bathroom is stylish and well-equipped, while the en-suite to the principal bedroom adds an extra layer of comfort.

Outside, the gardens are a true highlight. Surrounded by mature trees for excellent privacy, the expansive lawn and abundant planting create a peaceful retreat, complemented by a generous stone terrace, perfect for alfresco dining or entertaining.

A large electric gated driveway offers secure parking for several vehicles and leads to a brick-built, large detached garage—ideal for additional storage or workshop use.

With extensive improvements including replacement double glazing, a new boiler, and modern kitchen and bathroom upgrades, Green Dragon Cottage is a rare opportunity to acquire a characterful, move-in-ready home in one of Warwickshire's most desirable rural settings



The property also includes an easement allowing the owners access to maintain the rear of the house via the neighbouring garden.



3



3

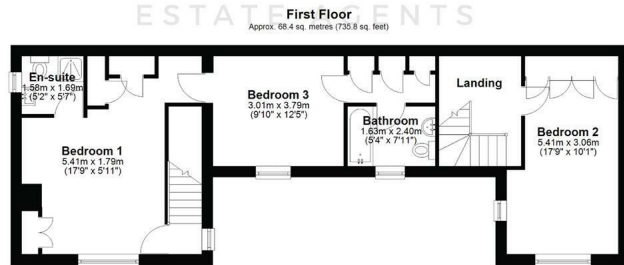
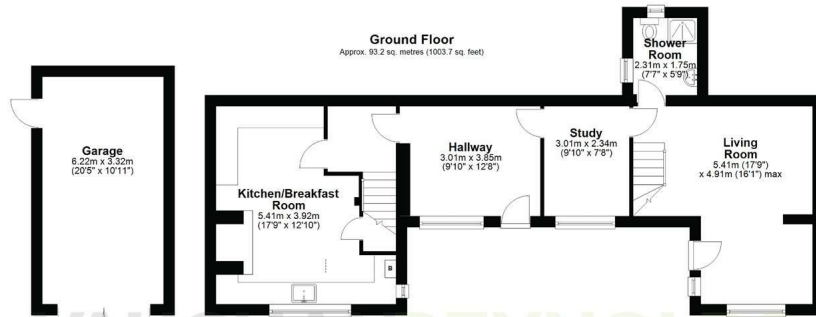


3



0.14 acre(s)

GENERAL INFORMATION



Total area: approx. 161.6 sq. metres (1739.5 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

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, gas, electricity and drainage. Gas central heating.
Local Authority: Stratford, Council Tax Band C

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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

VAUGHANREYNOLDS
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk