



Sambourne |

Sambourne,

- Stunning Second Floor Apartment - Furniture is included in the sale if required
- 2 Bedrooms
- Master Suite
- Spacious Lounge/ Diner
- High end and contemporary kitchen
- Generously sized main bathroom
- Character Property
- Beautifully Maintained Grounds
- Private & Secure Garage
- Ample visitor parking
- Sought after location of Sambourne

Stunning Second Floor Apartment - Furniture is included in the sale if required. Privately situated in the sought-after village of Sambourne, surrounded by picturesque countryside, this second-floor apartment within a detached character property offers open-plan, contemporary and luxury living at its finest.

The property enjoys beautifully maintained private grounds, a single private garage, and communal parking.





Fox Town and Country Homes

Situated on the second floor and accessed through a communal entry with secure intercom, this property leads in to the entrance hall which a spacious open plan dining/sitting room is accessed from. Open-plan living at its finest with luxury furnishings through out. The high-end and contemporary kitchen benefits from newly fitted cabinetry providing ample storage and fully integrated appliances. The induction hob overlooks the living/dining area to provide a social space ideal for entertaining.

Additionally, there are two bedrooms and a stylish modern bathroom, the master suite is located on the upper level providing privacy and a serene retreat to relax in. The second bedroom would make an ideal dressing room or dedicated home office space.

The village of Sambourne boasts a rural setting in the Warwickshire countryside. Situated in close proximity to both Studley and Astwood Bank, Sambourne benefits from the neighbouring communities' broader range of amenities and schooling catchment. Studley, with its quaint shops and local services, and Astwood Bank, offering additional conveniences, contribute to the overall appeal of the area.

Sambourne, offers close proximity to neighbouring amenities, educational opportunities, and convenient access to Alcester, Redditch, Stratford Upon Avon, and Birmingham.





Fox Town and Country Homes

Mains Water
Mains Electricity
Mains Drainage
Gas Central Heating
Tax Band B
Leasehold

Administrative deposit:

Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and re-marketing costs of the property.
THIS IS REFUNDABLE UPON COMPLETION

AVAILABLE FULLY FURNISHED, IDEAL BOLT HOLE

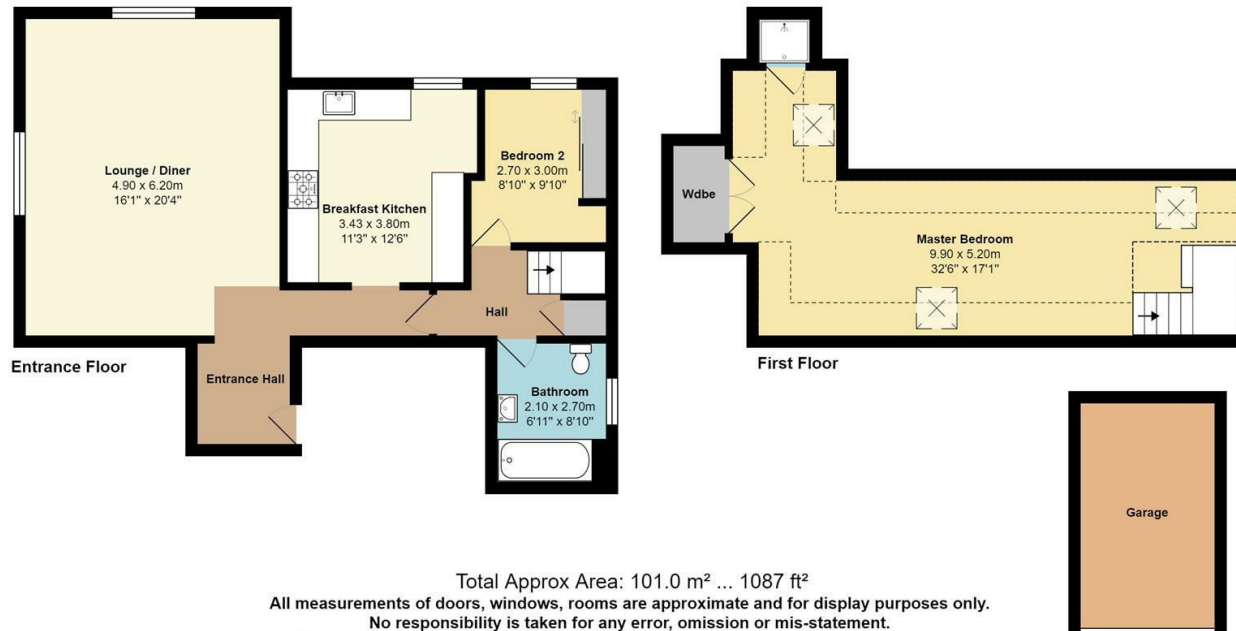
Maintenance fee £875 annually





Fox Town and Country Homes

St Josephs Court, Sambourne Lane, Sambourne, B96 6PE



Total Approx Area: 101.0 m² ... 1087 ft²
 All measurements of doors, windows, rooms are approximate and for display purposes only.
 No responsibility is taken for any error, omission or mis-statement.
 The services, systems and appliances shown have not been tested and no guarantee
 as to the operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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