

ROYSTON & LUND



The Paddock, Stud Farm Drive, Bonehill, Tamworth

Price £899,950

- Well Sought After Village Location with Small Holding Opportunity
- Orangery with Impressive Lantern Skylight
- Extensive Traditional Kitchen
- Council Tax Rating - F
- Impressive Three Bedroom Detached Bungalow
- Separate Integrated Shower + Free Standing Bath + Granite Top Cabinet
- Approximately Three Acres of Land
- Underfloor Heating Throughout
- Three Double Bedrooms with Built in Wardrobes
- EPC Rating - C

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The Paddock, 10 Stud Farm Drive, Tamworth B78 3HS

Set amidst a staggering three acres of beautifully landscaped grounds, this impressive three-bedroom detached bungalow offers a perfect blend of traditional charm and modern functionality.

Stepping through the airy Orangery, you're immediately welcomed by a sizable lantern skylight, flooding the space with natural light and creating a bright, uplifting entrance. To the left, the inviting living room features integrated bookcases that frame a striking gas fireplace—a cozy focal point. Multiple spotlights, and a calm ambience make this room a perfect setting for both entertaining and quiet evenings.

To the right of the Orangery, a high-finish traditional kitchen awaits here, suspended lights hang above the space, while a premium Rangemaster cooker takes centre stage. Continuing around, a well-equipped utility area and convenient side access to the garden.

Straight ahead from the Orangery, you'll discover three well-appointed double bedrooms, benefitting from fitted sliding wardrobes, tailored blinds, and an abundance of natural light—ideal for both rest and personal space.

The bathroom is a standout in its own right, showcasing a luxurious freestanding bath, a fully integrated shower with tiled surround, a traditional basin cabinet, and flawless tiling that ties it all together with elegance and simplicity.

Outside, you'll find mature hedging, brick-bordered planting beds, blooming roses, and established trees provide an exquisite backdrop to daily life. The space around the property—both to the sides and rear—offers superb opportunities for leisure, gardening, or further development. A long, gated drive enhances privacy and provides generous parking, with the added convenience of an electric vehicle charging point—a thoughtful touch for modern living.

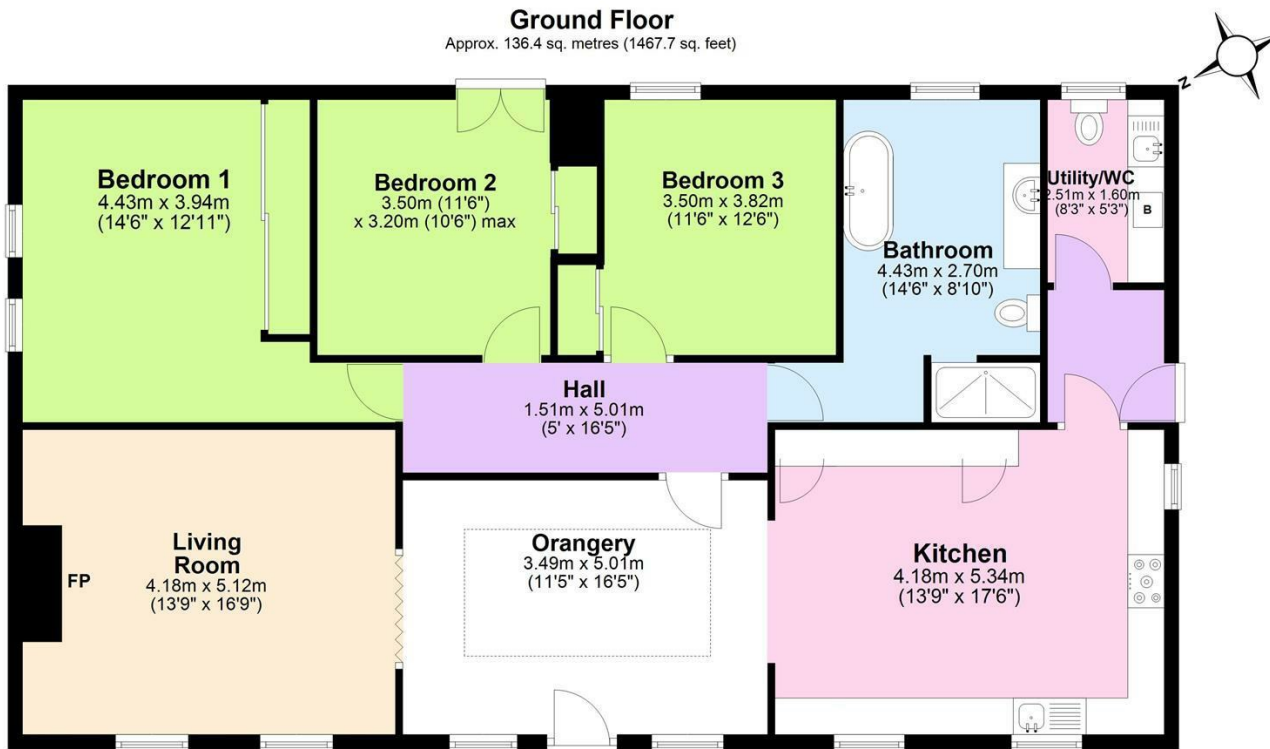
A home that invites you to unwind, connect with nature, and enjoy life at a gentler pace. With every detail thoughtfully designed, this bungalow offers the perfect backdrop for relaxed, countryside living.



Council Tax Band: F







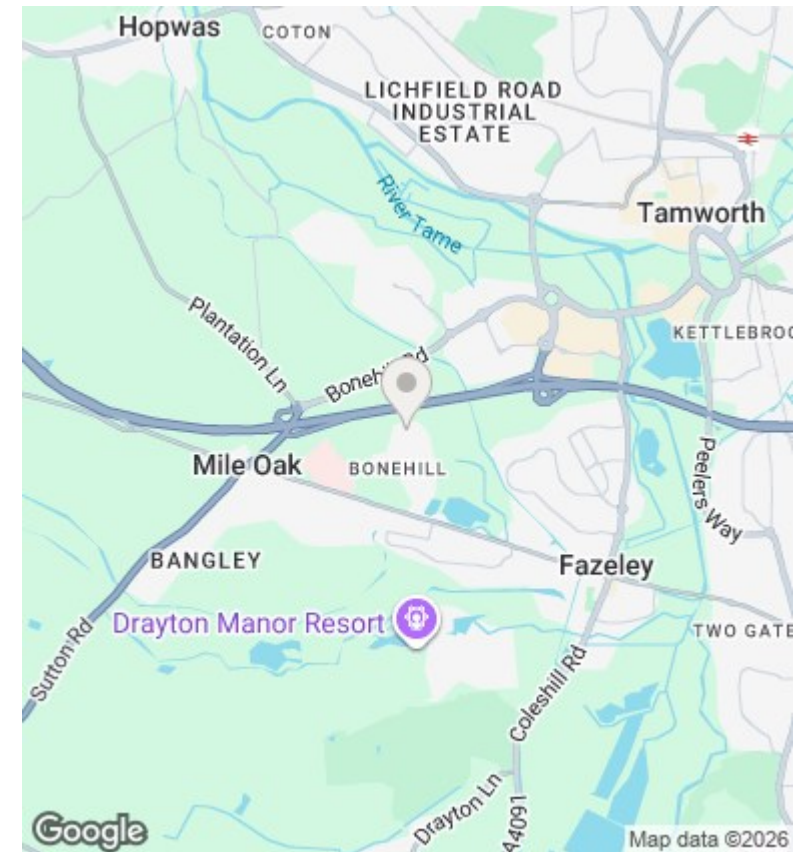
Total area: approx. 136.4 sq. metres (1467.7 sq. feet)

Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

Council Tax Band

F



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		
	78	85
EU Directive 2002/91/EC		
England & Wales		