



£800,000 Offers Over
Elmcote, Node Hill, Studley. B80 7RQ

GUEST
ESTATE AGENTS

Detached, extended property
Rural setting with idyllic countryside views
Four well-proportioned bedrooms
Spacious kitchen with dining & family areas
Two bathrooms and separate WC
Integral large garage and utility
Expansive gardens & adjoining paddock 1 acre approx
Two workshops, open barn, garden office and greenhouse
Secure gated driveway and parking for numerous vehicles
Private setting with mature trees offering excellent seclusion
CCTV Camera system viewable on phone & house TVs
EV charger, solar panels & irrigation system

Elmcote is a stunning four bedroom detached property set in an exceptional and private position on the sought after Node Hill in the parish of Sambourne. The property sits within a generous 1 acre approx. plot that includes beautifully maintained gardens and an adjoining paddock, making it ideal for those seeking space and a semi-rural lifestyle. The grounds enjoy open countryside views and feature several useful outbuildings, including two large sheds which are currently being used as workshops, perfect for hobbyists, storage, or potential conversion (subject to permissions), an open, steel framed barn and a garden office.

Tucked between mature trees, offering exceptional privacy and security from the road and neighbours, Elmcote offers spacious and flexible accommodation suited to modern family life, all presented to a high standard throughout. To the front of the property there is an integral double garage and a large driveway for several vehicles, giving access via electric gates to the rear of the property. There is also a water point at the front of the property. The secure electric gates are controlled by both remote and a dial-up, which open up to reveal the extensive grounds beyond, all set against the backdrop of rolling countryside. Upon entering through the electric gates, you're greeted by a generous expanse of driveway with electric chargepoint, providing ample off-road parking for multiple vehicles with ease, ideal for families, guests, or those with a collection of vehicles. There is also a post with electric and water points on it,



suitable for hooking up or storing a motorhome or caravan. The sense of space and privacy continues as the driveway gently leads you toward the main residence and the paddock and numerous outbuildings. The property boasts a south-facing landscaped garden, with a wide paved patio area situated close to the house that is perfect for alfresco dining with the family or when entertaining. There is a good-sized lawn, adorned with mature planting and block-paved pathways, and it is enclosed with fenced boundaries.

Upon entering the home, at the front, you are greeted by a delightful, welcoming entrance hall with a staircase up to the first floor and a charming exposed brick fireplace which adds character and warmth to the room and there is a brass wall plaque that offers a charming nod to the property's past, commemorating its historical use as a marriage registry office. Moving into the heart of the home there is an inner hallway, which the kitchen, living room, bathroom and main bedroom radiate off. To the left, there is an impressive, south facing open plan breakfast kitchen and family room, that perfectly blends space, style and natural light. Designed for modern living, this impressive area features roof lanterns that flood the room with daylight, while expansive bi-fold doors seamlessly connect the indoors with a generous paved patio outdoors. Adjacent to the kitchen, a well-appointed utility room and a convenient downstairs WC add functionality, while internal access to the integral double garage ensures effortless convenience. Straight ahead from the inner hall you enter the living room. This inviting room is the perfect blend of warmth and charm, featuring a beautiful exposed brick fireplace with a rustic arch, housing a log-burning stove, ideal for cosy evenings in. The room is bathed in natural light thanks to the French doors that lead out onto the patio and showcase the garden and stunning countryside views beyond. With ample space for family seating, this is a welcoming and comfortable space for both relaxing and entertaining. There is a bright and airy dining room which is seamlessly accessed from the living room through stylish bi-fold doors, creating an effortless flow between living and entertaining spaces. Boasting a dual aspect layout, the room is bathed in natural light from windows on both the side and rear



elevations, offering picturesque views of the surrounding garden. The generous proportions and connection to the outdoors provide a perfect backdrop for both everyday meals and special occasions.

Completing the ground floor layout, a separate door from the inner hall, plus sliding doors from the dining room lead to the generously proportioned master bedroom, which features fitted wardrobes and its own private ensuite. Additionally, there is a good sized second bedroom and a spacious family bathroom, ideal for guests or multi-generational living. Upstairs there are two further bedrooms, one with a sink unit, and above the garage there is a loft.

For added security, the property features a CCTV system covering key external areas and an alarm system on the house and in the shed offer continuous monitoring and safety. There are Feed-In-Tariff solar panels on the house which can also heat the water, and there is an irrigation system installed that will need recommissioning. The garden office close to the house is wired up with electric power and the internet, the greenhouse has water and electric points, and the sheds have their own electric, internet and water supply too.

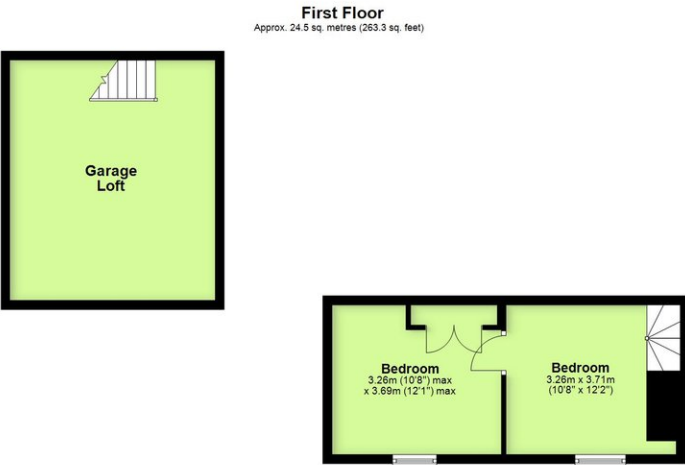
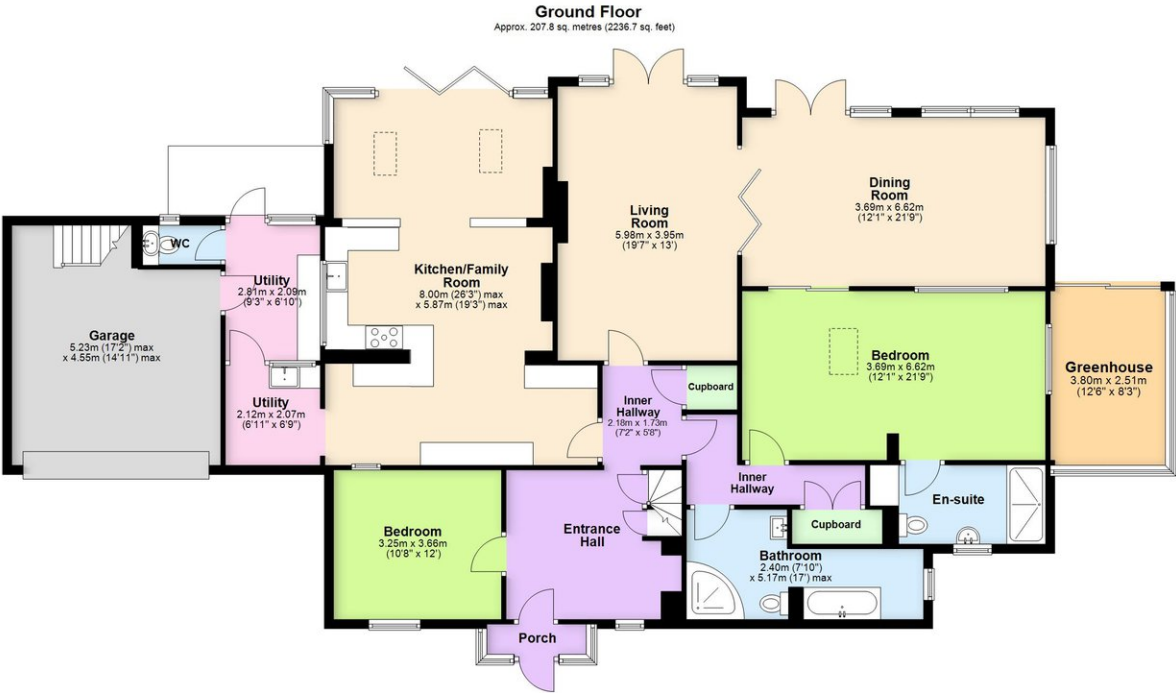
Elmcote is situated within the picturesque village of Studley in Warwickshire and this sought after area is characterised by its tranquil ambiance, scenic countryside views, and a strong sense of community. Studley boasts a rich historical heritage, once renowned for its needle-making industry, and now presents a vibrant village atmosphere with a range of local amenities. Residents enjoy access to independent shops, popular cafés, traditional pubs, and essential services, all contributing to the village's unique character. The area is also conveniently located near major transport links, with the A435 providing direct routes to Redditch and Alcester, and the M42 motorway facilitating easy commutes to Birmingham and beyond.

This is a home that truly delivers on lifestyle, space, and privacy, perfect for those wanting rural charm with modern comfort. Viewings are highly recommended to fully appreciate all that Elmcote has to offer.





Floorplan



Total area: approx. 232.3 sq. metres (2500.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other item are approximate, and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

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