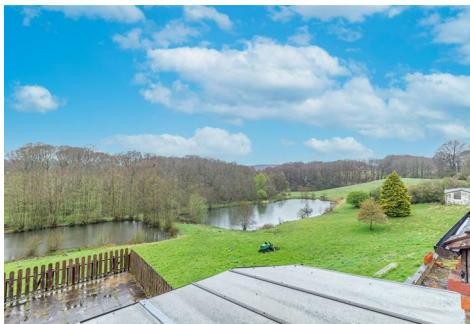




RE/MAX
Prime Estates



Sugars Farm Sugars Lane, Kidderminster, DY14 9UW

Offers in the region of £800,000

Welcome to Sugars Lane, Far Forest, Kidderminster - a charming location for this delightful detached house! This property boasts three spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With three cosy bedrooms, there's plenty of space for everyone to unwind and recharge.

Situated in a tranquil area, this house offers a peaceful retreat from the hustle and bustle of everyday life. The property features a well-maintained bathroom, ensuring your comfort and convenience.

This detached house is ideal for those seeking a blend of privacy and community living. Whether you're looking to host gatherings in the reception rooms or enjoy quiet evenings in the serene bedrooms, this property offers the perfect backdrop for creating lasting memories.

Don't miss out on the opportunity to make this house your home in the picturesque setting of Far Forest. Embrace the warmth and comfort this property has to offer - book a viewing today and step into your future!

The House

Dining Room 13'6" max x 11'10" (4.14m max x 3.63m)



With a door leading from the front porch, fireplace with stone surround, window to the front and a central heating radiator

Kitchen 16'2" max x 12'11" max (4.95m max x 3.96m max)



With a door leading from the dining room, fitted with a range of wall and base units with tiled worktops and splashbacks above, integrated double oven, ceramic sink with mixer tap, a central heating radiator and windows to multiple aspects

Potential WC

Plumbing works carried out for the future fitting of a cloakroom

Utility Area 9'4" x 6'0" max (2.87m x 1.85m max)

With a door leading from the kitchen, fitted with base units with worktops and double sink with mixer tap, utility outlet points and a window to the side

Lounge 26'10" x 19'5" (8.18m x 5.94m)



With doors leading from the kitchen and dining room, doors leading to the pool area and conservatory, stone fireplace with solid fuel burning stove with decorative timber beam above, stairs descending to the lower floor accommodation and central heating radiators

Conservatory 28'6" x 10'2" (8.71m x 3.10m)

With sliding doors leading from the lounge, double glazed panoramic windows throughout, doors leading to the raised deck area and pool area

Games Room 26'10" x 23'9" (8.18m x 7.26m)

With stairs leading down from the lounge, a central heating radiator and a door leading to the garden

Landing

With stairs leading from the ground floor, doors to various rooms

Bedroom One 20'2" x 13'8" (6.17m x 4.17m)



With a door leading from the landing, sliding patio doors to the balcony and a central heating radiator

Balcony



With a door leading from bedroom one, panoramic views across the garden and beyond, doorway access to additional storage area

Bedroom Two 13'8" max x 12'2" (4.19m max x 3.73m)



With a door leading from the landing, built in wardrobe, window to the front and a central heating radiator

Bedroom Three 13'3" max x 8'7" (4.04m max x 2.64m)



With a door leading from the landing, window to the rear and a central heating radiator

Bathroom



With a door leading from the landing, tiled surround with shower cubicle, separate bath, hand wash basin, WC, a central heating radiator and window to the rear

The Outdoor Space



Swimming Pool 45'0" x 20'0" (7'9 depth) (13.72m x 6.10m (2.36m depth))



With paved surround, mosaic style tile surround, steps to enter. Please note that the pool is in need of maintenance before being deemed safe to use. Buyers should seek a survey of the swimming pool before commissioning its use.

Raised Terrace



With panoramic views across the garden and surrounding area

Front Driveway



Spacious driveway offering vehicular access to the double garage and access to the pool area

Store (Currently used as a salon) 11'1" x 9'10"
(3.38m x 3.00m)

Having its own access to the front, this room is currently used commercially as a beauty salon

Rear Driveway



Spacious area to the rear of the property, located in front of the detached barn

Stables



With four separate stables, courtyard to front and power within

Land



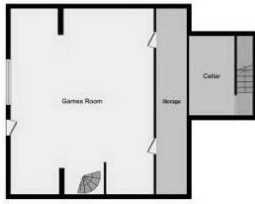
We are informed that the land with this property is approx 10.8 acres. There is a mix of garden, pastureland and woodland

Fishing Lakes



The property has two fishing lakes which we are informed have previously been used commercially

Floor Plan



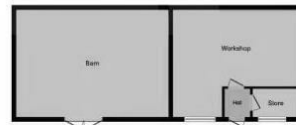
Basement



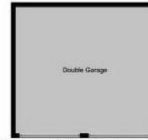
Ground Floor



First Floor

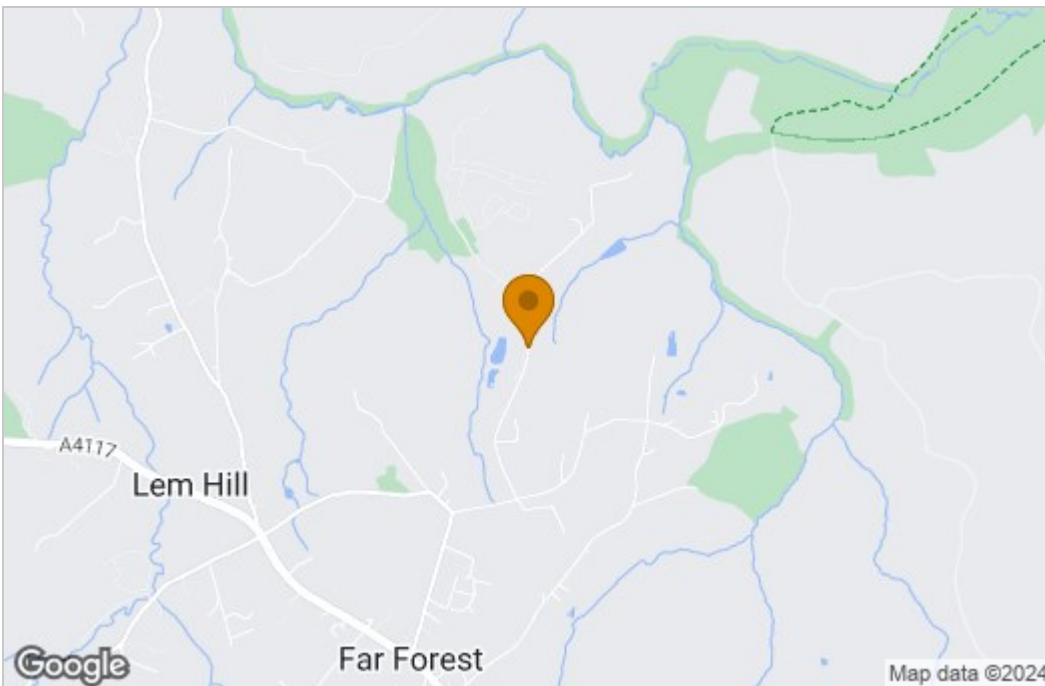


Outbuilding



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.