



Hams Garden Cottage, Church Lane, Lea Marston, B76 0BJ

HOWKINS &
HARRISON

Hams Garden Cottage,
Church Lane,
Lea Marston, B76 OBJ

Guide Price: £799,950

A unique opportunity to acquire this five bedroom, detached property situated within an idyllic position, backing onto woodland, occupying a secluded generous size plot extending to approximately one acre. The property has been upgraded to a high specification, is approached via a double gate entry and is situated within a sought after village location.

An early internal viewing is strongly recommended.

Features

- Individual detached residence
- Open plan family living space
- Spacious lounge with log burner
- Separate sitting, snug and study
- Under floor heating throughout the ground floor
- Air conditioning to the first floor
- Five good size bedrooms, two with en-suites
- Main bedroom and bedroom two having en-suite facilities
- Occupying a generous approximately one acre plot
- Double gated entrance leading to a secluded position



Location

Ideally located in the lovely village of Lea Marston, Sutton Coldfield, in the heart of the West Midlands/North Warwickshire countryside.

The area is also well served by the A-roads and motorway networks, with the A446, M42, M6 and M6 toll being within a few minutes' driving distance. Local attractions within the area include Lea Marston Hotel and Golf Club, Drayton Manor, The Belfry, Tamworth Castle and the National Exhibition Centre.

M6, M6 Toll and M42 junction 9 - 3.5 miles

M42 junction 10/A5 - 5.5miles

Coleshill - 4 miles

Sutton Coldfield 6.5 miles

Birmingham International Airport - 11.5 miles

East Midlands Airport - 25.5 miles

Atherstone Town - 10 miles



Accommodation Details - Ground Floor

The front door leads directly into the dual aspect lounge with double glazed windows to the front and rear elevations, fitted log burner with open faced brick surround, tiled flooring with underfloor heating, and door leading into the separate study also with double glazed window to front elevation. Off the lounge is a sitting room with double glazed window to front elevation, tiled flooring with underfloor heating, inset ceiling lighting, and door the inner lobby with stair rising off the the first floor. A further door the leads into a family room with double glazes window to front elevation, tiled flooring with underfloor heating, open plan to a particular feature of this re-furbished home, a large open plan kitchen breakfast room. Boasting a quality range of high gloss units, chef Island with cupboards below and a range of integrated appliances, including ceramic hob, four ovens, warming drawers. integrated dishwasher, washing machine and wine cooler. Again with tiled flooring and underfloor heating, inset ceiling lighting, double glazed windows to the front elevation and double glazed French doors to the garden. Off the kitchen area is a cloakroom WC with vanity wash basin and a cupboard containing central heating boiler.





First Floor

The stairways rises to a first floor landing with doors leading off to: - main bedroom with double glazed windows to the front and side elevations, inset ceiling lighting, air vents supplying air conditioning and door leading into an en-suite shower room with tiled flooring, tiled shower cubicle, low flush WC, vanity wash hand basin, tiled flooring and inset ceiling lighting. Bedroom two also has its own en-suite facilities to include a tiled shower cubicle with shower screen, vanity wash handbasin, low flush WC and tiled walls surround. There are three further excellent size bedrooms and a four piece family bathroom with sunken jacuzzi bath, low flush WC, vanity wash hand basin tiled, shower cubicle with shower screen, multi jet shower, tiled wall surround and tiled flooring.



Outside

Externally, the property is approached via an electrically operated double gated entrance with entry phone system, leading to generous parking for several vehicles. There are above average size lawned gardens with brick built garden store/shed, backing onto woodland.





Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

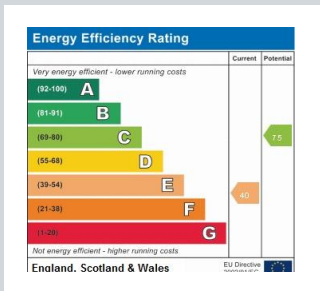
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Text

Council Tax

Text



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Very care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.