



Field Farm Lane, Ipsley, Redditch B98 0AP

Offers In Region Of £699,950

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Discover a distinctive thatched cottage, a real hidden gem situated in Ipsley. This secluded property offers generous and versatile living spaces, wonderfully maintained wrap-around gardens, and a double garage, all accessed through a gated entry, providing privacy and exclusivity.

This character-filled property showcases exposed beams throughout and boasts a newly thatched roof completed within the last five years. Offering multiple entrances, each leading to an inviting inner hallway, the accommodation comprises a spacious dining hallway upon entry, a sizable lounge complete with an inglenook fireplace and a picturesque bay window overlooking the garden. An elegant garden orangery room, with French doors, provides a wonderful setting to enjoy, while the formal dining kitchen offers ample room for dining and cooking, featuring integrated oven, induction hob and dishwasher, and a range of wall and base units. Leading off the kitchen, a snug room and a convenient boot room. The stairs from the dining hallway lead to the first floor, comprising two double bedrooms with fitted wardrobes and a luxurious bathroom boasting a wash basin, WC, roll-top freestanding bath, and heated towel rail. Another staircase from the inner hallway rises to a second landing, unveiling the master bedroom with fitted wardrobes and a Jack and Jill en-suite shower room, along with a fourth double bedroom also equipped with fitted wardrobes.

Nestled within wonderfully maintained gardens that wrap around the plot, this property offers a beautiful private setting. There is a double garage, convenient outside WC, and ample parking space, all accessed through a gated entrance. The mature garden is beautifully stocked with an abundance of lush shrubbery and features a charming wooded area, well-tended lawn, inviting paved patio, and a pergola seating area, perfect for outdoor relaxation and entertaining.



Field Farm House, Ipsley , Redditch



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.



Energy performance certificate (EPC)

Field Farm Sally Lane REDDITCH B98 0AP	Energy rating F	Valid until: 13 July 2031
		Certificate number: 4839-3423-8009-0877-2292
Property type	Detached house	
Total floor area	268 square metres	

Rules on letting this property

! You may not be able to let this property

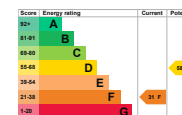
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

For more information on this house or to arrange a viewing please call the office on:

01527 540 654

Alternatively, you can scan the QR to view all of the details of this property online.

