



Thatchbrook
Sambourne Road | Sambourne | Warwickshire | B96 6PA

FINE & COUNTRY

THATCHBROOK

Set within the heart of the much sought-after village of Sambourne, is the rare opportunity to purchase arguably one of the area's most stunning properties. An exceptional family home, yet with all the charm and character of a "chocolate box" thatched cottage.



Thatchbrook also offers extremely generous accommodation to its three floors, exquisite presentation throughout and the perfect layout for today's modern family living. Offering five double bedrooms, two bathrooms, three reception rooms, an oak framed orangery and luxury breakfast kitchen and together with the outstanding acre of beautiful gardens, this is a truly idyllic place to live.

Set back on a quiet lane in the heart of the village, behind a charming Cotswold dry stone wall with smart iron railing above, Thatchbrook is entered via two separate electronic wooden gated driveways or the central garden gate leading down the path to the main front door. The beautiful solid oak front door leads into the reception hall with its natural wool carpet and immaculate décor. Leading off from the hallway is the first of three reception rooms. The delightful dual aspect sitting room has windows overlooking the pretty front gardens and two beautifully dressed picture windows framing each side of the midnight blue feature wall with an oak beam mantle and inset wood burning fireplace. Also leading from the reception hall we move through to the dining room and inner lobby area. Following the theme with beautiful Berber wool twist carpets and a chic contemporary colour scheme with sage greens and crisp whites, the dining room is a wonderful space for the whole family to enjoy special occasions. The inner lobby offers the smart guest cloakroom leading off with an inset hand basin and low level wc, also hidden away in this room is the Gledhill Stainless Lite high pressure water system and the new Worcester Bosch central heating boiler. Steps lead down from the inner lobby into the fabulous family room. Beautifully presented, this superb space has been perfectly designed with family entertainment in mind. To the far end is a beautiful William Morris feature wall leading to the purpose built bar, a wonderful addition to the family room perfect for family celebrations and parties. It has a lovely curved oak bar top and ample space for a drink's fridge, shelving, optics, and glasses. The main seating area focuses on the fireplace where the chimney breast has modern alcove shelving and integrated speakers which also link in with the flush ceiling mounted speakers. There is an inset modern flame effect fireplace and TV mounted above. This substantial room also offers further oak shelving, space for a full sized dining table and chairs and a large opening lead through to the oak framed orangery. Currently used as a home gym, this versatile space has several workstations also built in for us as an excellent office if required, or alternatively just a further light and airy sitting room and with French doors opening directly onto the rear terraces and the most fabulous views across the gardens, this is just a great space for all the family to enjoy.











Seller Insight



“ Built in 1953, Thatchbrook is referred to locally as the ‘Chocolate Box’ and it’s easy to see why. It started life as a small cottage and has been sympathetically extended over the years to create a welcoming home in a highly sought after village location. Aptly named after the brook that runs to the side, and of course, the thatched roof, it’s a spacious property made for day-to-day family life and entertaining,” says the owner.

“The village has a strong sense of community that encompasses all the benefits of a country lifestyle. The local pub, The Green Dragon, serves tasty food and hosts events such as Burns Night suppers and sausage and mash nights with live music. There are plenty of things to get involved with including Shakespeare-inspired plays on the green, as well as scenic walks straight from the doorstep. A wide range of amenities are accessible in nearby Redditch and Worcester, so it really is the best of both worlds here.”

“Set in grounds of around an acre, the outside space is perfect for relaxing and hosting friends and family. There’s plenty of room for a marquee and there has even been a wedding reception held here previously, so it’s ideal for large celebrations, along with informal get-togethers. It’s a pretty garden predominantly laid to lawn, so it’s easily maintained and is absolutely gorgeous when in full bloom.”

“The standout room has to be the lounge simply due to the size and proportions! I have a huge dining table in there and a well-stocked bar in the corner, so it’s terrific for parties. The layout works well as it opens to the orangery which leads out to the garden to create a wonderful indoor / outdoor entertainment area. I tend to spend most of my time in the snug as it’s a pleasant place to relax with cosy vibes, a good book, and my television.”

“I’ve made some changes during my time here, including the installation of a central island to the kitchen which has provided useful storage space. I’ve updated the bathrooms too and also added wrought iron railings to the front of the property which has enhanced the sense of security and privacy.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

Moving back to the reception hall we come to the real “hub of the home” the magnificent Stoneham hand crafted breakfast kitchen. A great deal of time and effort was put into creating the perfect breakfast kitchen to offer not only practicality but also a wonderful social space where friends and family gather together. One of the key features is the superbly large central island, with its beautiful black fleck Quartz top, an abundance of storage below and a breakfast bar to one end. Three Velux windows add natural light to the high vaulted ceiling above and the entire length of the wall facing the garden is opened up with bi-folding doors, to naturally allow the blurring from inside to out. The cabinetry is Tate light oak painted in a delicate muted blue-grey capturing the fresh feeling of early mornings on the coast. Careful planning grouped together all the food storage and pull-out larder cupboards on either side of the Rangemaster fridge freezer with its two drawer freezer sections, two door larder fridge, ice maker and filter water tap. The end of the tall units adjacent to the doorway to the utility is aesthetically curved. Other integrated appliances include a Miele coffee machine and Miele microwave, separated with an area of work surface between them, to create a tea/coffee/ breakfast preparation station on the opposite side of the room. The wall above houses the plate racks and cupboards for glasses and large storage drawers for crockery are situated beneath the worktop of this area, next to the Siemens integrated dishwasher for easy putting-away access. The Villeroy & Boch Belfast sink has a Quooker instant boiling water tap installed which is an extremely useful addition. The classic double oven range cooker in black from Rangemaster is flanked by storage drawers on either side, and the run of unit rounded off with a signature Stoneham curve which mirrors the end of the tall units next to the fridge freezer. The oak mantel above the range cooker gives the kitchen a bespoke feel and sits beautifully next to the magnificent Mediterranean feature wallpaper and the eye- catching splash back features blue glass tiles.

A matching utility room opens off the kitchen near the tall units, and the Himalaya Anapurna floor tiles were also carried through into this area. The seamless work surface in the kitchen and utility is created by Mistral Corian in a black galaxy finish with tiny blue sparkles in it that perfectly complement the floor tiles and cabinetry. There is space here for the washing machine and tumble dryer and an oak door leading out onto the rear terrace.









The staircase leads up to the first floor landing and the principal bedroom suite leading off to the left. This stunning room has been beautifully designed to make the most of the high vaulted ceilings and generous space. The dressing room is very large, light, and airy with a beautiful feature wall and fabulous oak flooring that follows through into the bedroom space. The luxury en-suite has a walk-in shower with oversized rain head and has recently been completely refurbished with beautiful new limestone tiling, an inset vanity hand basin, wc and built-in mirrored cabinet. Moving through the open plan space from the dressing room you enter the split-level bedroom area. The upper level offers access to the double oak framed French doors that lead out onto the very spacious decked balcony with a modern glass and steel surround, this impressive space sits to the side of the property, thus offering private views across the front and rear gardens and a wonderful sun deck to relax and enjoy. A step-down lead to the space for a super king bed and another lovely feature wall with a window overlooking the gardens.



The second bedroom is also beautifully presented with immaculate décor and has a dressing area and hand basin together with ample space for a double bed and storage. Bedroom three is also a generous double bedroom with a high vaulted ceiling and dual aspect windows over the side and front gardens. The last of the double bedrooms on this floor overlooks the rear garden.

The family bathroom has just been completed refitted with a stunning new white suite including an inset vanity unit housing the hand basin and wc and exquisite new tiling to the walls, floors and walk in shower enclosure with its oversized rain head. There is also a superb feature free-standing egg-shaped bathtub.

Bedroom five is accessed via an oak space saver staircase to the second floor. With a vaulted ceiling this double bedroom is generous in length and offers further storage into the eaves on both sides. There is ample space for a dressing area as well as the double bed and storage units. Two large Velux windows with built in blinds and fly screens offer plenty of natural light into this space. There is also an integral hidden 2 metre pull out rail within this bedroom.





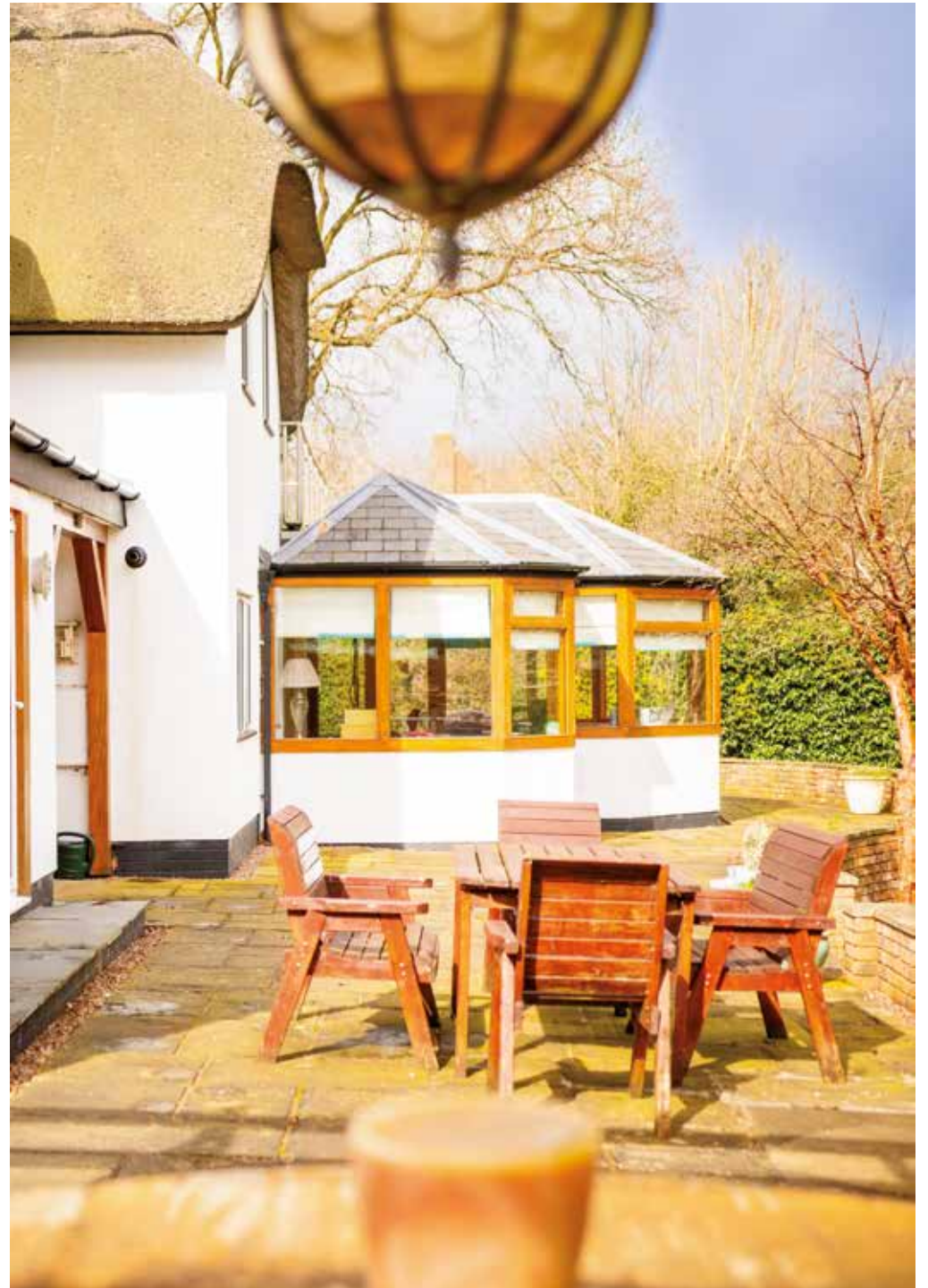
Outside:

The attractive Cotswold dry stone walls and feature oak gates further enhance the wonderful appeal of this impressive, thatched property. Both gated entrances offer electric gates and ample private parking. One side is tarmacked, whilst the other is laid with gravel and has a second five bar gate through to a further custom built parking area to the rear. The main front gardens are laid to lawn with a central gated pathway leading up to the front door. Lovely mature shrubbery features roses, peonies and hebes, and many delightful trees including a flowering cherry. The charming turret with its own feature thatched roof offers a fabulous, concealed storage area and an inner courtyard also provides the perfect bike storage area.

As you move to the rear garden you are immediately taken with the total privacy, having stables on one side and the gardens of the Green Dragon Pub on the other which pairs perfectly with the idyllic and peaceful setting of this quiet village location. Perfectly in proportion with the property, this wonderful space offers a huge expanse of neatly maintained lawns, mature trees surrounding the boundary to all sides and extensive terraces across the entire width of the property. The elevated terraces have an attractive old brick retaining wall with three sets of stone steps leading down to the sweeping lawns beyond. The main back door to the garden has a storm porch, perfect for outdoor boot storage.

To the far end of the patio is an oak framed arbour and decked area offering an excellent space for outdoor cooking and dining al fresco. There is also an arched gate inset into the retaining wall, with an inner courtyard storage area and access to the property frontage. It is also here that you find the side door access into the workshop and a further door into the double garage block with electric roller doors. Further down the lawn towards the end of the garden is a raised sun deck with lovely, aged railway sleepers and mature shrubbery, - a great spot for the last of the evening sunshine. A pretty cherry tree, raspberry and current bushes grow next to the sun deck and to the end of the garden is a high screening of mature trees and hedges where two metal storage sheds offer further storage.







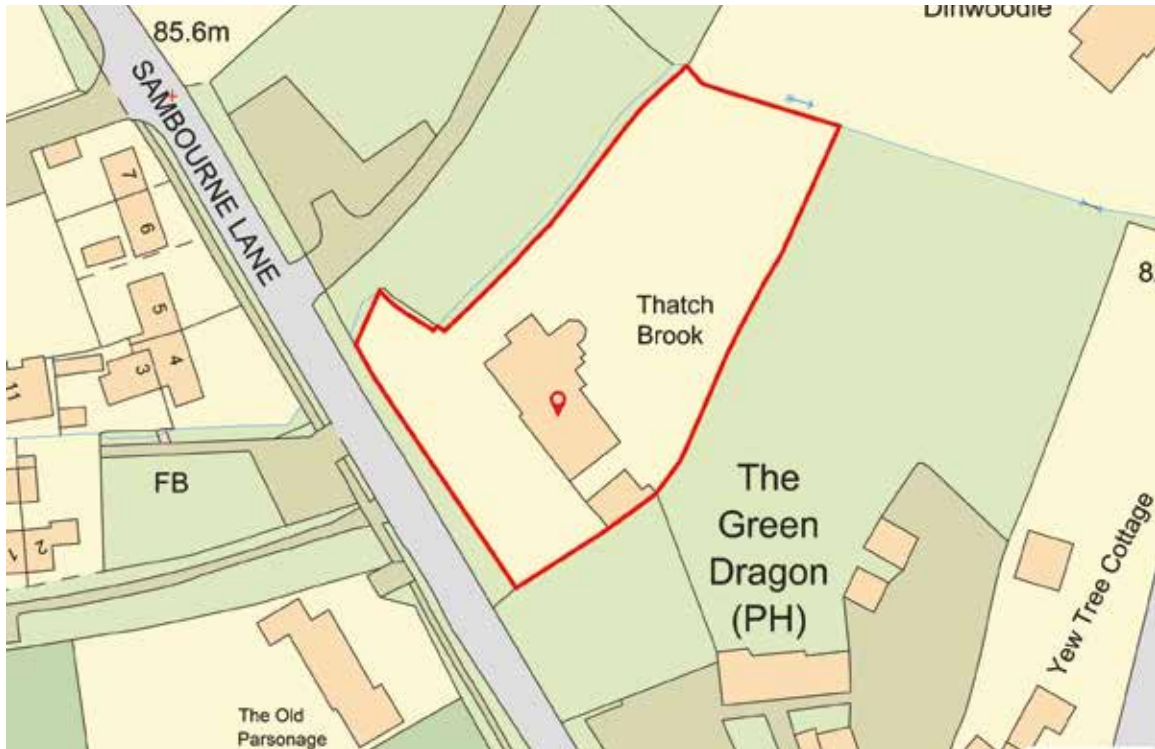


SAMBOURNE

Sambourne has a long history dating back to the Domesday Book and is an attractive hamlet and civil parish located approximately 12 miles from Stratford upon Avon, 20 miles from Leamington Spa, 17 miles from Warwick. Despite its attractive setting in countryside, Sambourne is well placed for access to the Midland motorway network with regular commuter rail services being in operation from several accessible destinations. The nearest railway station is now in Redditch and the village lies just 2 miles from the A435 with links to the major routes of the A46 and M42.

Thatchbrook is in the heart of this picturesque village just a short walk from the village green and next to the gardens of The Green Dragon public house. More comprehensive amenities can be found in nearby Studley. In this idyllic setting the owner commented that you wake up to the sound of horse's hooves or birds instead of traffic and what a blessing that has been! There are many great walks from your doorstep, across the fields towards either Astwood Bank or towards Alcester via another fabulous pub, The Throckmorton Arms. The village is so friendly and welcoming and has a great community spirit.





Services, Utilities & Property Information

Mains gas, water, drainage, and electric supply
Broadband and Alarm fitted
Tenure : Freehold
Local Authority : Stratford District Council
Council Tax Band : G

Local Authority

Solihull District Council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country

Website

<https://www.fineandcountry.co.uk/solihull-knowle-dorridge-estate-agents>

Opening Hours

Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 4.30 pm
Sunday By appointment only



Thatchbrook Sambourne Lane, Sambourne, Redditch

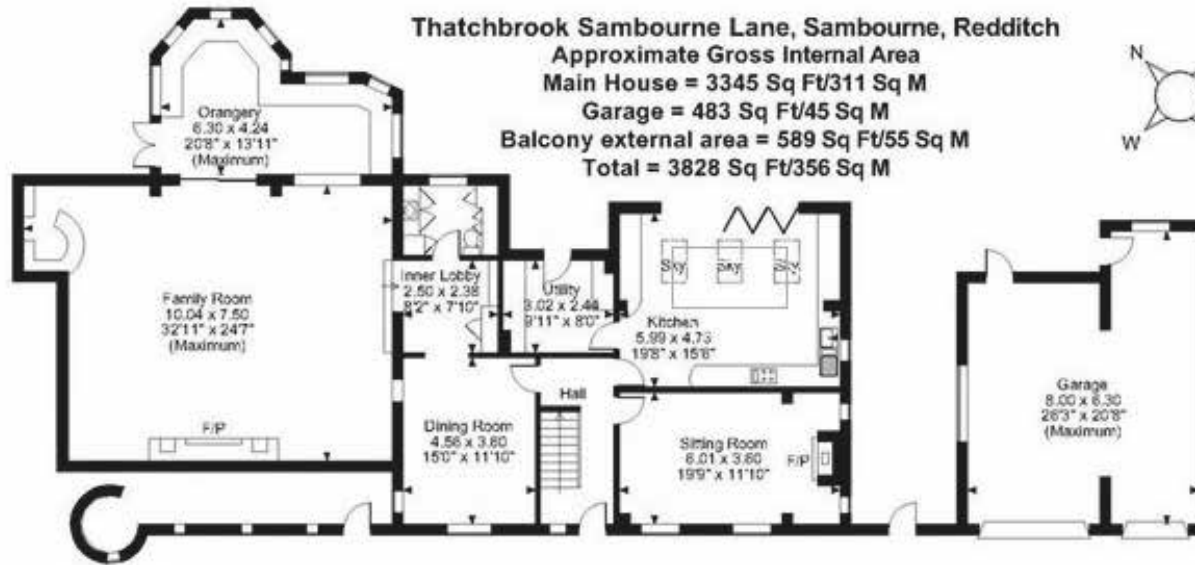
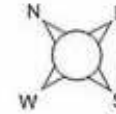
Approximate Gross Internal Area

Main House = 3345 Sq Ft/311 Sq M

Garage = 483 Sq Ft/45 Sq M

Balcony external area = 589 Sq Ft/55 Sq M

Total = 3828 Sq Ft/356 Sq M



Ground Floor



First Floor

Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	46 D	73 C
39-54	E		
21-38	F		
1-20	G		





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With over 25 years combined service within the Fine & Country brand, we took the pioneering step 10 years ago to form a joint partnership, combining each of our individual skills to greater effect offering our clients an unrivalled level of service. We enjoy the challenge of exceeding our client's expectations and take great pleasure in helping people move home as smoothly and stress free as possible.

YOU CAN FOLLOW US ON



"We purchased our new house and sold our old house through Fine and Country with both aspects being handled by Martin and Rachel. I cannot thank them enough for the way they handled the process, always acting professionally and courteously. We were kept fully informed every step of the way on our sale, even at weekends when needed. The open house sale process worked really well for us and we ended up with a number of serious offers over the asking price with the sale going through first time with our chosen purchaser. We were presented with a fantastic album at the end of the sale process"... "Well worth the fee paid"

"A big thank you to both Martin and Rachel"

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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