



2 Toll House Farm, Birmingham Road, Mappleborough Green

Offers in Region of **£975,000**





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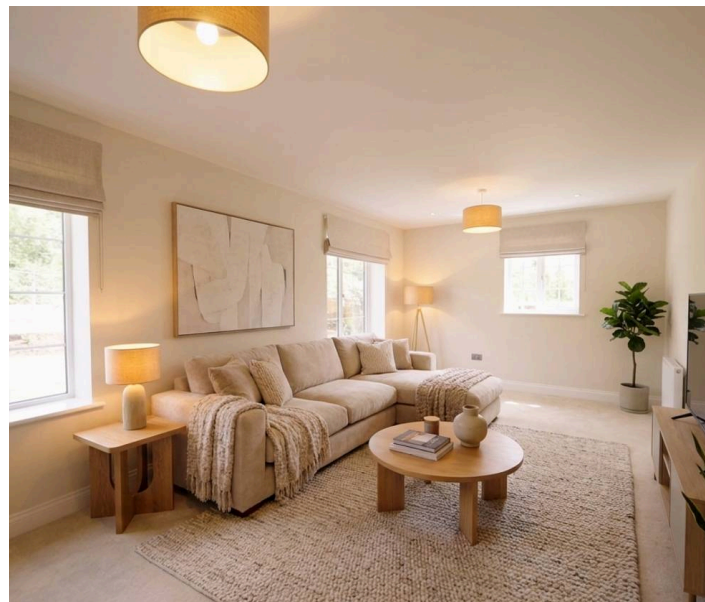
Mappleborough Green, Studley

OPEN DAY – 21st & 22nd (By Appointment Only)
TURN KEY READY with a new price and exclusive incentives. Don't miss this exceptional opportunity—call today to book your private viewing.

Council Tax band: TBD

Tenure: Freehold

- ****INCENTIVES AVAILABLE****
- ****Luxury family home****
- ****Circa 2,400 SQFT****
- ****Bosch Integrated appliances****
- ****Secret Utility Room****
- ****Porcelanosa Tilling Throughout****
- ****HIK Vision CCTV Cameras****
- ****TURN KEY READY****
- ****10 Year Warranty With ICW****
- ****CALL US TODAY TO BOOK YOUR EXCLUSIVE VIEWING****







2 Toll House Farm, Birmingham Road

An exceptional opportunity to acquire one of just two individually designed luxury homes in the sought-after village of Mappleborough Green.

For those seeking a home without compromise, Toll House Farm represents the pinnacle of contemporary living. Combining outstanding craftsmanship, premium specification, and elegant design, these remarkable homes are set to become some of the most prestigious residences in the area.

Extending to approximately **2,400 sq ft** and NOW READY, every aspect of these beautifully crafted homes has been carefully considered to create a living environment that is both luxurious and practical.

Approached via a private shared driveway with generous parking, the sense of exclusivity is evident from the moment of arrival. A striking entrance hallway immediately sets the tone, flooded with natural light and designed to create a lasting first impression. At its heart, an elegant galleried staircase rises through the centre of the home, providing the perfect setting for a statement chandelier and showcasing the exceptional attention to detail throughout.

To the front elevation, a beautifully proportioned dual-aspect lounge offers a sophisticated yet welcoming retreat. Featuring a characterful hearth with provision for a log burner, alongside ambient spot and pendant lighting, this is a space equally suited to relaxing evenings or entertaining guests.

A dedicated home office provides an ideal work-from-home environment, while a stylish cloakroom/WC is finished with premium Porcelanosa tiling and contemporary sanitaryware. Thoughtfully designed storage solutions are integrated throughout the property, ensuring practicality sits seamlessly alongside luxury.

The true heart of the home lies to the rear, where an impressive open-plan kitchen, dining and family space has been created for modern living. Designed to maximise natural light and garden views, this exceptional space effortlessly combines everyday family life with sophisticated entertaining.



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A separate dining room offers versatility and could easily be utilised as a snug, playroom, or formal entertaining space. The main living area is centred around a contemporary media wall, creating a welcoming focal point for family gatherings and social occasions.

The bespoke shaker-style kitchen, expertly supplied by Elgar Kitchen Design, is finished with elegant granite worktops and a comprehensive range of Bosch integrated appliances, including an oven, microwave, induction hob, extractor and dishwasher. Extensive cabinetry provides exceptional storage, while a cleverly concealed utility room, hidden behind matching units, houses integrated laundry appliances and an additional sink, ensuring everyday tasks remain discreetly tucked away.

Beyond, a practical boot room offers the perfect transition between outdoor and indoor living, particularly suited to countryside lifestyles, providing a dedicated space for muddy boots, coats and pets before entering the main home.

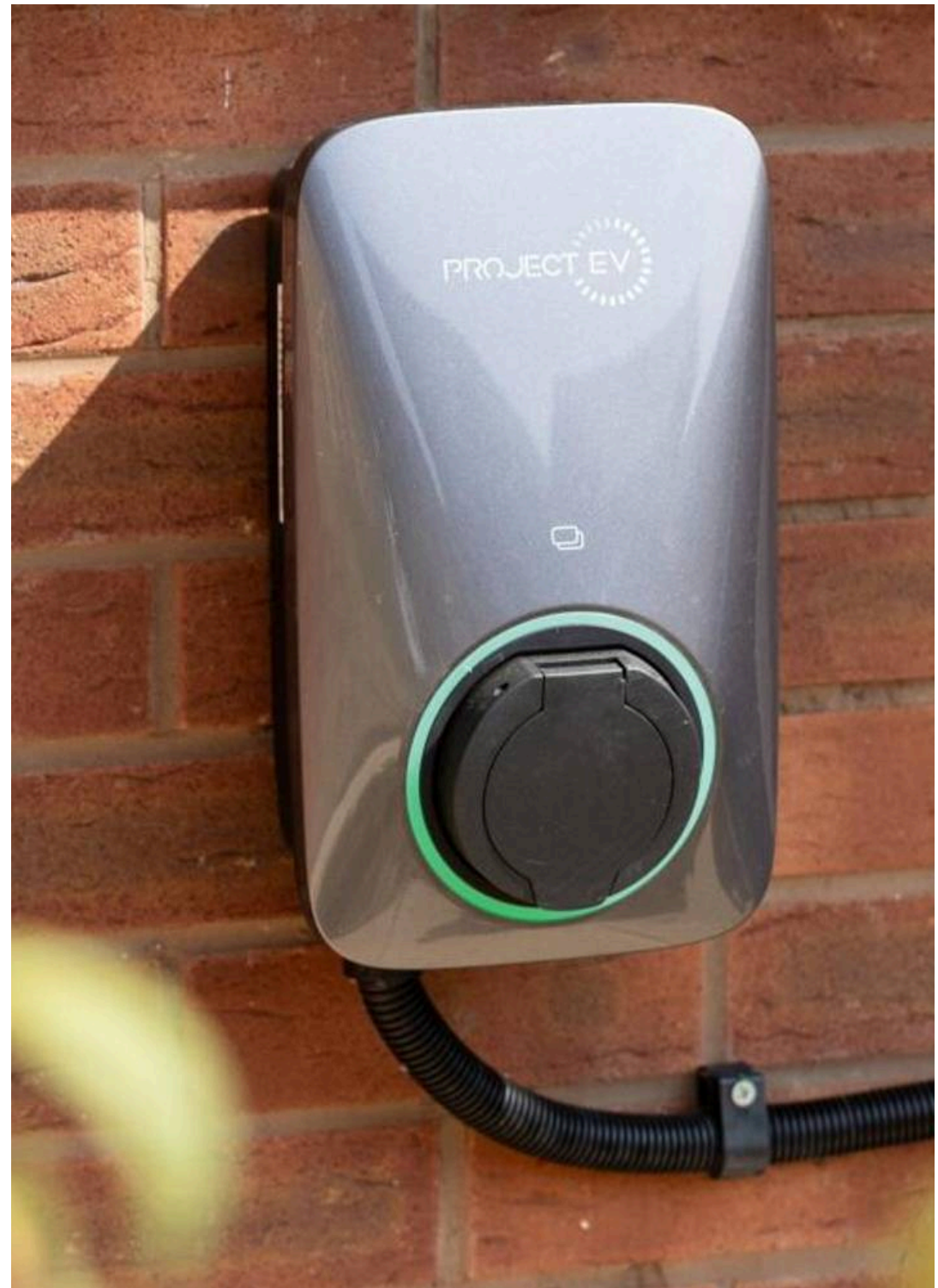
Every element has been thoughtfully curated to deliver a home that is as functional as it is beautiful, achieving the perfect balance between luxury, comfort and contemporary family living.

Ascending the impressive staircase, the spacious first-floor landing provides a wonderful sense of openness and could easily accommodate a reading nook or quiet seating area.

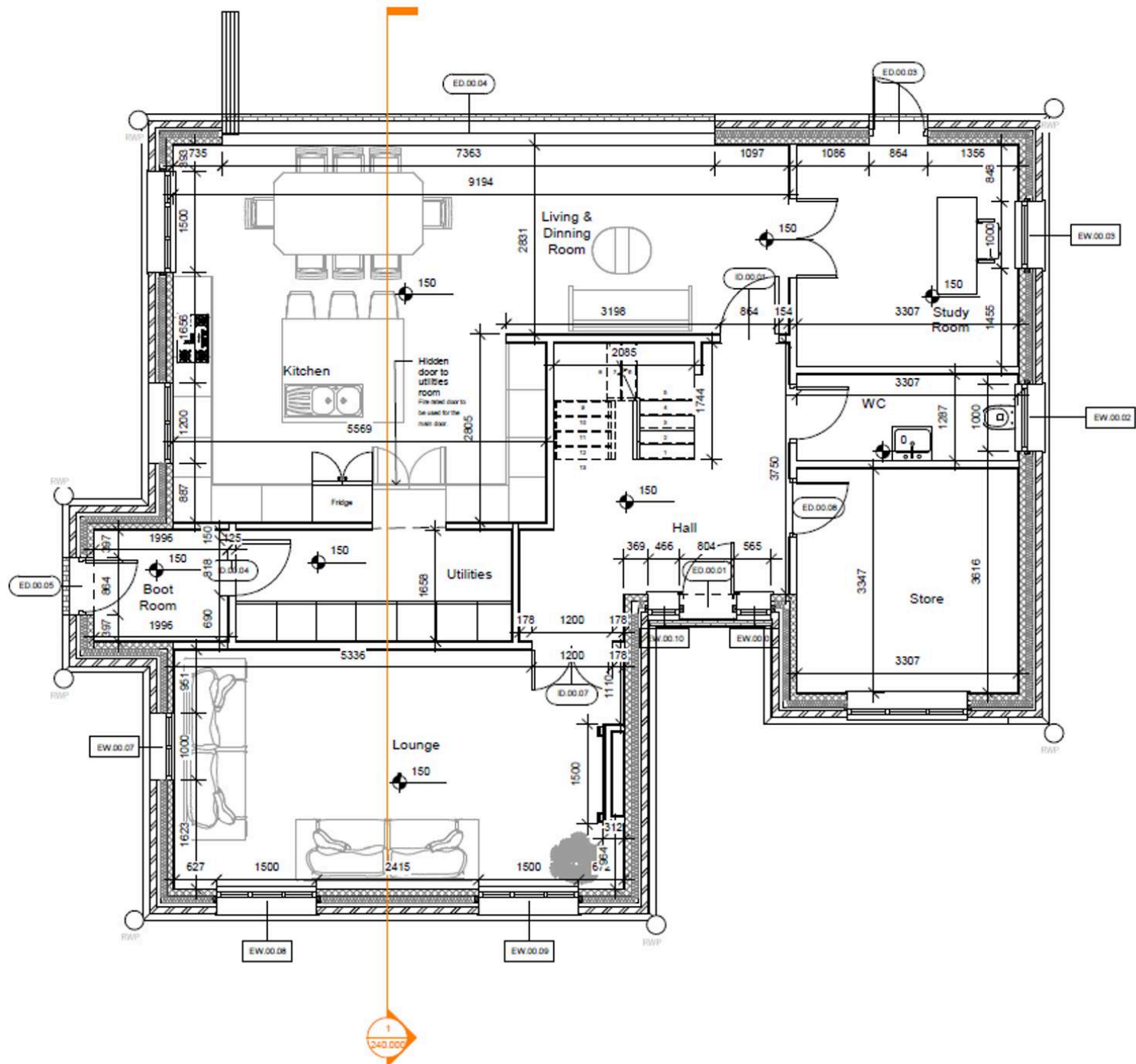
The first floor hosts four generously sized bedrooms, each designed with comfort and practicality in mind.

The principal suite provides a luxurious sanctuary, featuring a statement feature wall, generous proportions and a beautifully appointed en-suite shower room finished with contemporary sanitaryware and full-height Porcelanosa tiling.

Bedrooms Two and Three are both spacious doubles, offering ample room for wardrobes and furnishings, alongside numerous power points to support modern family living.

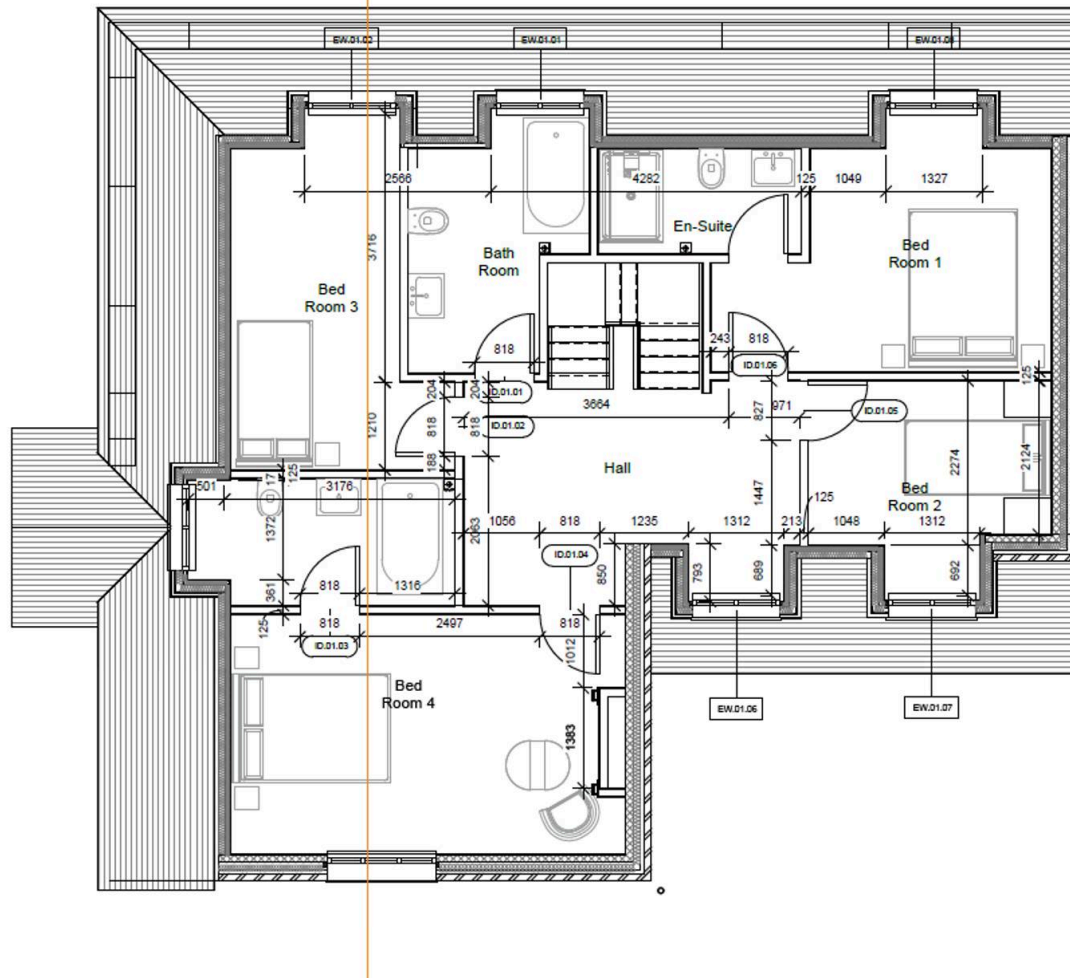






Scale

Drawing status



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Disclaimer:

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Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.

