



**EARLES**  
TRUSTED SINCE 1935



The Jays  
Perrymill Lane  
Sambourne  
B96 6PD  
Offers In Excess Of £725,000

Address: 35 High Street, Alcester, B49 5AF - Email: [info@earlesgroup.co.uk](mailto:info@earlesgroup.co.uk) - Telephone: 01789 330 915

A spacious and well-appointed detached family home, The Jays offers versatile living accommodation set across two floors, ideal for modern family life in a desirable semi-rural location with stunning countryside views. The property further benefits from ample driveway parking and a double integral garage.

The ground floor features a generous dual-aspect living room, providing a bright and welcoming space for relaxation. To the rear, an impressive open-plan kitchen, dining and family room forms the heart of the home, offering ample space for entertaining and everyday living, with direct access to the garden. A convenient ground floor WC and internal access to the integral garage add to the practicality of the layout.

Upstairs, the property boasts four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. A separate room offers flexibility to be used as a fifth bedroom or, alternatively, as a study—perfect for home working or adaptable to suit individual needs.

Externally, the property includes a sheltered porch, driveway parking, and an integral garage. The rear garden is a beautifully kept and inviting space that enhances the character of the home. A generous lawn is bordered by mature shrubs, established planting, and a variety of trees, providing both colour and a good degree of privacy. A spacious paved patio offers the perfect setting for outdoor dining and entertaining. Adding to its charm, a pergola draped with established climbing plants creates a peaceful, shaded spot—ideal for unwinding with a book or simply enjoying some quiet time. Beyond the garden, open countryside views provide a stunning backdrop, creating a calm and picturesque setting.

Located in the sought-after village of Sambourne, the property enjoys a peaceful setting while remaining within easy reach of Redditch, excellent transport links, and well-regarded local schools.



**Entrance Hall**

11'6" x 13'5" (max) (3.52m x 4.11m (max))

**WC**

4'3" x 4'11" (1.32m x 1.51m)

**Living Room**

23'10" x 12'10" (7.27m x 3.93m)

**Kitchen/Dining/Family Room**

11'11" x 29'8" (3.65m x 9.06m)

**Integral Garage**

17'0" x 16'0" (5.20m x 4.89m)

**First Floor****Landing**

7'4" x 13'6" (2.25m x 4.13m)

**Bedroom One**

14'6" x 15'10" (4.42m x 4.83m)

**En-Suite Shower Room**

8'9" x 8'6" (2.68m x 2.60m)

**Bedroom Two**

11'11" x 12'10" (max) (3.65m x 3.93m (max))

**Bedroom Three**

11'6" x 12'11" (3.52m x 3.95m)

**Bedroom Four**

8'9" x 10'4" (2.68m x 3.17m)

**Family Bathroom**

8'9" x 10'0" (2.68m x 3.06m)

**Bedroom Five/Study**

7'0" x 13'7" (2.14m x 4.15m)

**Outside****Additional Information**

Services:

Mains gas, electricity, water and drainage are connected to the property.

**Broadband and Mobile:**

Superfast Broadband Speed is available in the area, with predicted highest available download speed 80 Mbps and highest available upload speed 20 Mbps. For more information visit: <https://checker.ofcom.org.uk/>

Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with EE and Vodafone being rated 'Good outdoor and in-home' coverage, Three and O2 being rated 'Good outdoor, variable in-home' coverage. For more information, please visit: 'Ofcom Mobile and Broadband Checker'.

**Council Tax:**

Stratford-upon-Avon District Council - Band G

Tenure: The property is freehold with vacant possession given on completion of sale.

**Flood Risk:**

Rivers and the sea

Yearly chance of flooding - VERY LOW

Yearly chance of flooding between 2036 and 2069- VERY LOW

Surface water

Yearly chance of flooding - VERY LOW

Yearly chance of flooding between 2040 and 2060 - VERY LOW

For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>

**Fixtures and Fittings:**

All the items mentioned in the particulars are included in the sale, others if any are specifically excluded.

**Viewing**

Strictly by prior appointment through John Earle on 01789 330 915.

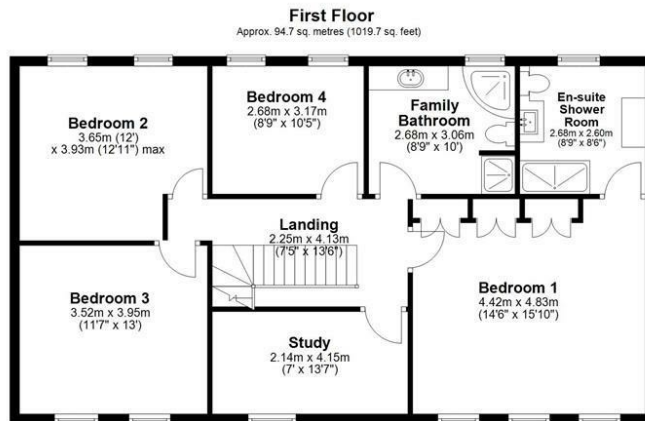
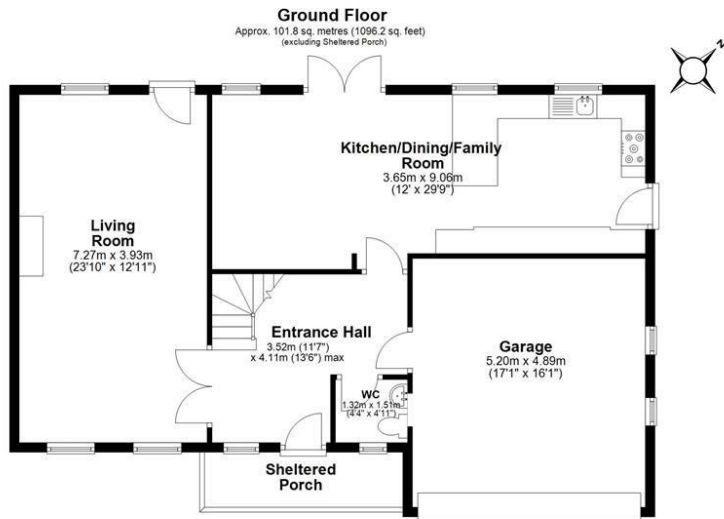
John Earle is a Trading Style of John Earle & Son LLP

Registered Office: Carleton House, 266-268 Stratford Road, Shirley, B90 3AD

Reg. No. OC326726.







Total area: approx. 196.6 sq. metres (2116.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>71</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

