



Beehive Bungalow, Sugar Loaf Lane, Stourbridge, DY7 6PS



5



3



2



C

HUNTERS[®]
EXCLUSIVE

Beehive Bungalow, Sugar Loaf Lane, Stourbridge, DY7 6PS

Summary...

With compelling views of South Staffordshires rolling landscape beyond its low-level sleepers, is this extraordinary five bedroom detached residence finished to the highest of standards. Offering an exclusive position on this highly acclaimed stretch connecting both Norton and Iverley, the property is encompassed by beautiful country trails and woodland walks, as well as the fantastic sports facilities and social affairs of Stourbridge Lawn Tennis and Squash Club. Ahead of its charming approach behind a field gate, is a generous size driveway with well maintained lawns and a detached garage; continuing through the vaulted storm porch and entrance hall gives way to guest and fourth bedrooms - one with an en suite. The kitchen dining family room is the heart of the property with a stunning centre island, skylight windows and French doors leading to the beautifully manicured rear garden. Completing downstairs is a considerable size drawing room with an abundance of natural light and floor-to-ceiling inglenook brick fireplace with a large wood burning stove. Upstairs offers a cosy feel with all the rooms being built-up into the eaves creating a welcoming space with immense charm. Continuing off the mezzanine landing is a principal bedroom suite with commanding views to the rear and a Juliet balcony, two further bedrooms and a family bathroom. The garden is cleverly thought-out and perfect for entertaining, having large decked and patio seating areas, well maintained lawn and newly added sheds and outside store adding additional practicality. With captivating views of the countryside, to those idolising a slower pace semi rural lifestyle, this home is a genuine rare find and one not to be missed.



Front of The Property

Set back off the lane behind a field gate is a generous size tarmacadam driveway with paved edging, a well maintained lawn, mature planted shrubs, detached garage, storm porch and gated side access to both sides.

Entrance Hall

17'0" x 8'2"

With a double glazed composite door leading from the front of the property, doors to various rooms, feature wooden staircase with carpet runners, bespoke wooden panelling, laminate floor and a central heating radiator.

Bedroom Four

10'5" x 9'10"

With a door leading from the entrance hall, built-in wardrobes, laminate floor, double glazed window to front and a central heating radiator.

Cloakroom

With a door leading from the entrance hall, WC, wash hand basin set into vanity unit, tiled splashback and laminate floor.

Kitchen Dining Family Room

30'10" x 30'10" max

With doors leading from the entrance hall, fitted with a range of high quality shaker style wall and base units complete with brass-style handles, stone resin work surfaces with matching upstands, one and a half stainless steel sink and drainer with drainer grooves, a mixture of top-of-the-range integrated appliances which include a double oven, separate electric hob, fridge and freezer, dishwasher, washing machine and wine cooler, centre island with breakfast bar and electrical socket, various seating areas, space for a large dining table, unique slate feature fire surround with newly fitted wood burner, two skylight windows, further double glazed windows to side and rear, two double glazed french doors leading to garden, bespoke wooden panelling, Karndean floor and two central heating radiators.

Drawing Room

26'2" x 14'9"

With double doors leading from the kitchen dining family room, floor to ceiling inglenook fireplace with exposed brickwork and large fitted wood burner, comfortable space for a large three piece suite, charming arched double glazed window overlooking nearby fields, further double glazed window to front, double glazed french doors leading to garden, bespoke panelling and shutters, Karndean floor and two central heating radiators.

Guest Bedroom

16'0" x 12'5"

With a door leading from the entrance hall, double glazed bay window to front, space for wardrobes and chest of drawers, laminate floor, door to en suite and a central heating radiator.

En Suite

With a door leading from the guest bedroom, shower cubicle, WC, wash hand basin, tiled splashback, double glazed window to side, laminate floor and a chrome heated towel rail.

Mezzanine Landing

17'4" x 9'2"

With a feature wooden staircase leading from the entrance hall, doors to various rooms, space for chaise lounge, bespoke panelling, skylight window, double glazed doors to the front of the property, built-in storage, recessed spotlights and laminate floor.

Principle Bedroom

17'0" x 17'4"

With a door leading from the mezzanine landing, fitted wardrobes, built in storage, bespoke panelling, two skylight windows, charming arched double glazed window overlooking the nearby field, double glazed french doors to the Juliet balcony, recessed spotlights, parquet floor, two central heating radiators and door to en suite.

En Suite

With a door leading from the Principal bedroom, a walk-in double shower with separate shower attachment, WC, wash hand basin set into vanity unit, tiled floor and part tiled walls, recessed spotlights, double glazed double doors to front and a traditional heated towel rail.

Bedroom Three

17'4" x 12'5"

With a door leading from the mezzanine landing, fitted wardrobes and chest of drawers, laminate floor, skylight window and a central heating radiator.

Bedroom Five

11'9" x 7'10"

With a door leading from the mezzanine landing, laminate floor, double glazed french doors to the Juliet balcony and a central heating radiator.

Bathroom

With a door leading from the mezzanine landing, bath with shower attachment, WC, wash hand basin set into vanity, tiled splashback, decorative stone wall, recessed spotlights, tiled floor, double glazed window to rear and a chrome heated towel rail.

Garden

With access from the kitchen dining family room and drawing room to an immaculately presented garden with large decked seating area, patio, a raised lawn with planted shrubs, further seating area, newly added sheds and store with light and power adding essential practicality, low-level sleepers looking out over the adjacent field and gated side access to both sides.

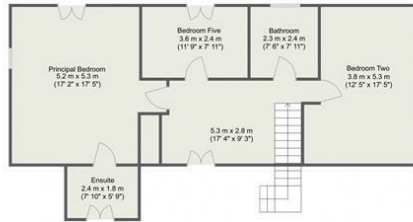
Detached Garage

18'4" x 8'6"

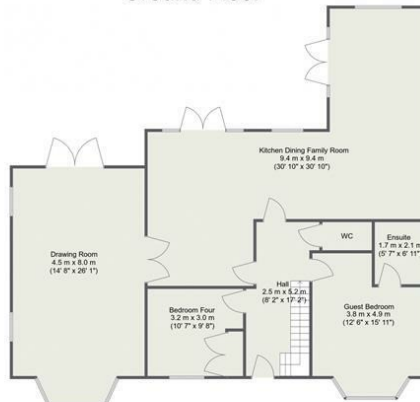
With an up and over door to front, double glazed window to side, power, light and door to side.



Beehive Bungalow
First Floor



Ground Floor



Total area approx. 230.3M2 / 2479sq Ft

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

Beehive Bungalow
First Floor

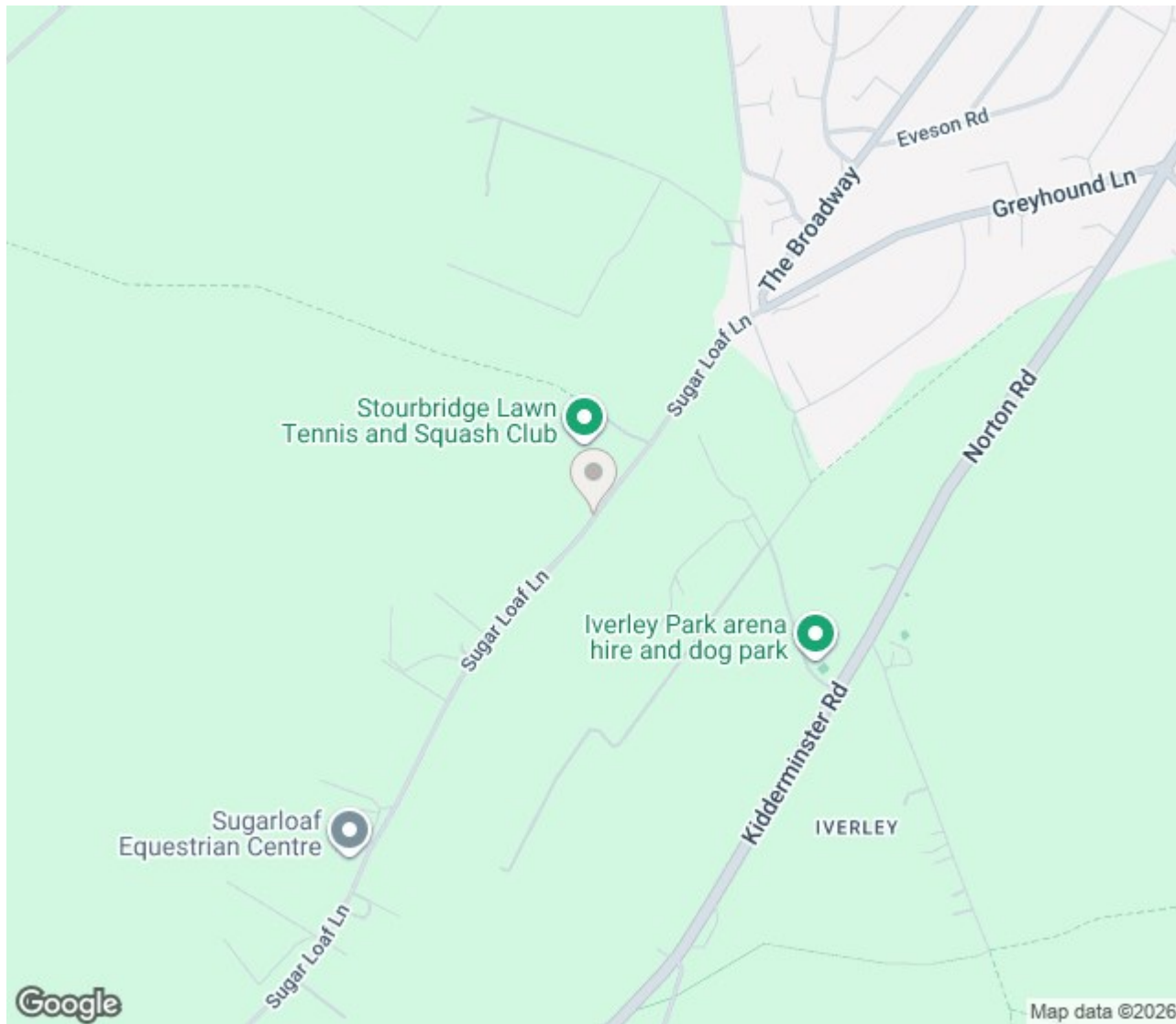


Ground Floor



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





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

11a St Johns Road, Stourbridge, DY8 1EJ | 01384 443331 | stourbridge@hunters.com

HUNTERS®
EXCLUSIVE





