



EARLES
TRUSTED SINCE 1935



The Jays
Perrymill Lane
Sambourne
B96 6PD
Guide Price £780,000

Address: 35 High Street, Alcester, B49 5AF - Email: 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.

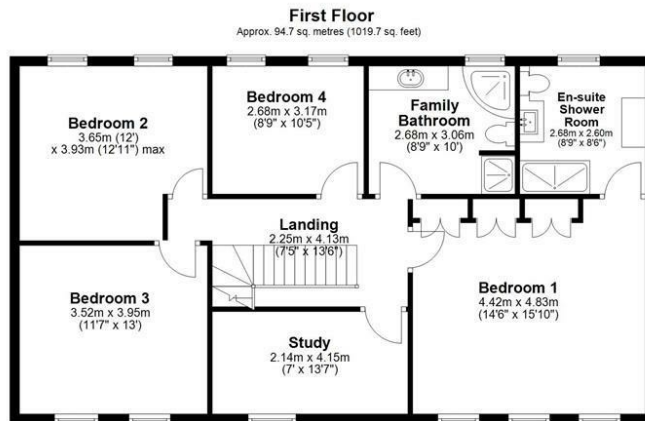
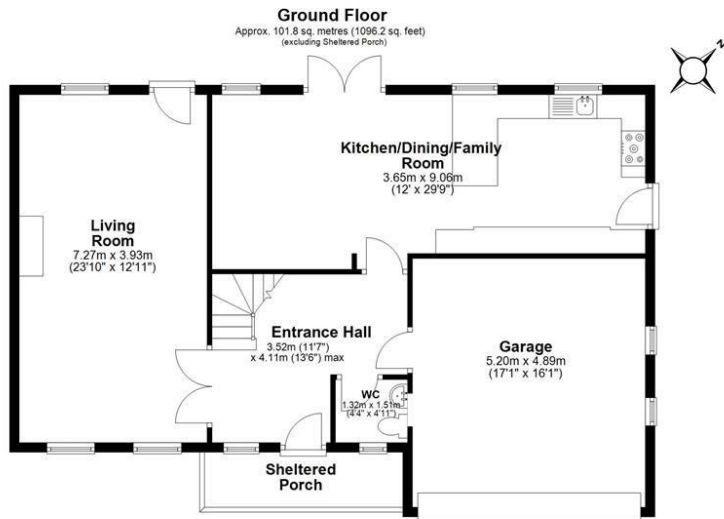
John Earle is a Trading Style of John Earle & Son LLP

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) A			
(81-91) B			
(69-80) C			
(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		71

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

