



**Toll House Farm, Birmingham Road, Studley, B80 7DH**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

Two Exceptional Family Homes  
in the Heart of Mappleborough  
Green

An exciting opportunity to secure one of just two beautifully crafted luxury homes, perfectly positioned in the heart of Mappleborough Green. Designed with modern family living in mind, these homes offer flexible living spaces and a light, open feel throughout, ideal for both everyday life and entertaining.

Register your interest early to have the opportunity to be part of the finishing touches and make your home truly your own.

Call us today to arrange your exclusive viewing.





## Key Features

- **\*\*INCENTIVES AVAILABLE\***
- **\*\*Luxury family homes\*\***
- **\*\*Circa 2,400 SQFT\*\***
- **\*\*Bosch Integrated appliances\*\***
- **\*\*Secret Utility Room\*\***
- **\*\*Porcelanosa Tiling Throughout\*\***
- **\*\*HIK Vision CCTV Cameras\*\***
- **\*\*Air Source Heat Pump\*\***
- **\*\*10 Year Warranty With ICW\*\***
- **\*\*CALL US TODAY TO BOOK YOUR EXCLUSIVE VIEWING\*\***

**Coming soon**  
**£1,000,000**

If you're searching for uncompromising luxury, look no further.

Nestled in the heart of Mappleborough Green, these two exceptional homes are set to become some of the most prestigious properties in the area a truly exclusive offering that will stand out for both design and quality.

Extending to approximately 2,400 sq ft and due for completion in July 2026, these beautifully proportioned homes have been meticulously designed to maximise space, light, and lifestyle.

Approached via a private shared driveway with ample parking, Toll House Farm makes an immediate impression. Step inside and you are welcomed by a striking entrance hallway, flooded with natural light and offering a wonderful sense of arrival.

The space effortlessly showcases the craftsmanship of the home, with a stunning galleried staircase creating a focal point perfectly positioned for a statement chandelier to captivate guests.

To the front, the elegant dual-aspect lounge is both bright and inviting, complete with a feature Heath and space for log burner, ambient spotlights, and pendant lighting an ideal setting for cosy evenings or relaxed entertaining.

A beautifully appointed home office provides the perfect work-from-home environment, while a generous cloakroom/WC, finished with Porcelanosa tiling and contemporary sanitaryware, adds both style and convenience.

Thoughtful storage solutions are seamlessly integrated throughout, ensuring practicality matches the home's refined aesthetic. To the rear, the home opens into an impressive open-plan living, dining, and kitchen space designed as the true heart of the home.

A separate dining area offers flexibility, ideal as a formal entertaining space, snug, or playroom, while the main living area features a stylish media wall and ample room for relaxing with family and friends.



The kitchen, supplied by Elgar Kitchen Design, is finished in a timeless shaker style with granite worktops and a full suite of Bosch integrated appliances, including oven, microwave, induction hob, extractor, and dishwasher. With an extensive range of cabinetry, the space is as practical as it is beautiful.

A cleverly concealed utility room, hidden behind matching cabinetry, provides additional functionality with integrated laundry appliances and a separate sink keeping everyday living discreetly out of sight. This leads through to a boot room, perfect for country living, offering a practical space to return after walks before stepping back into the warmth of the home. Every detail has been carefully considered to deliver a home that is not only luxurious but effortlessly liveable a perfect blend of elegance, functionality, and modern family living.

Ascending the sweeping staircase to the first floor, you are greeted by a spacious landing — a perfect spot for a quiet reading corner or a peaceful moment to relax. Upstairs, the home boasts four generously proportioned bedrooms, each designed with comfort and style in mind.

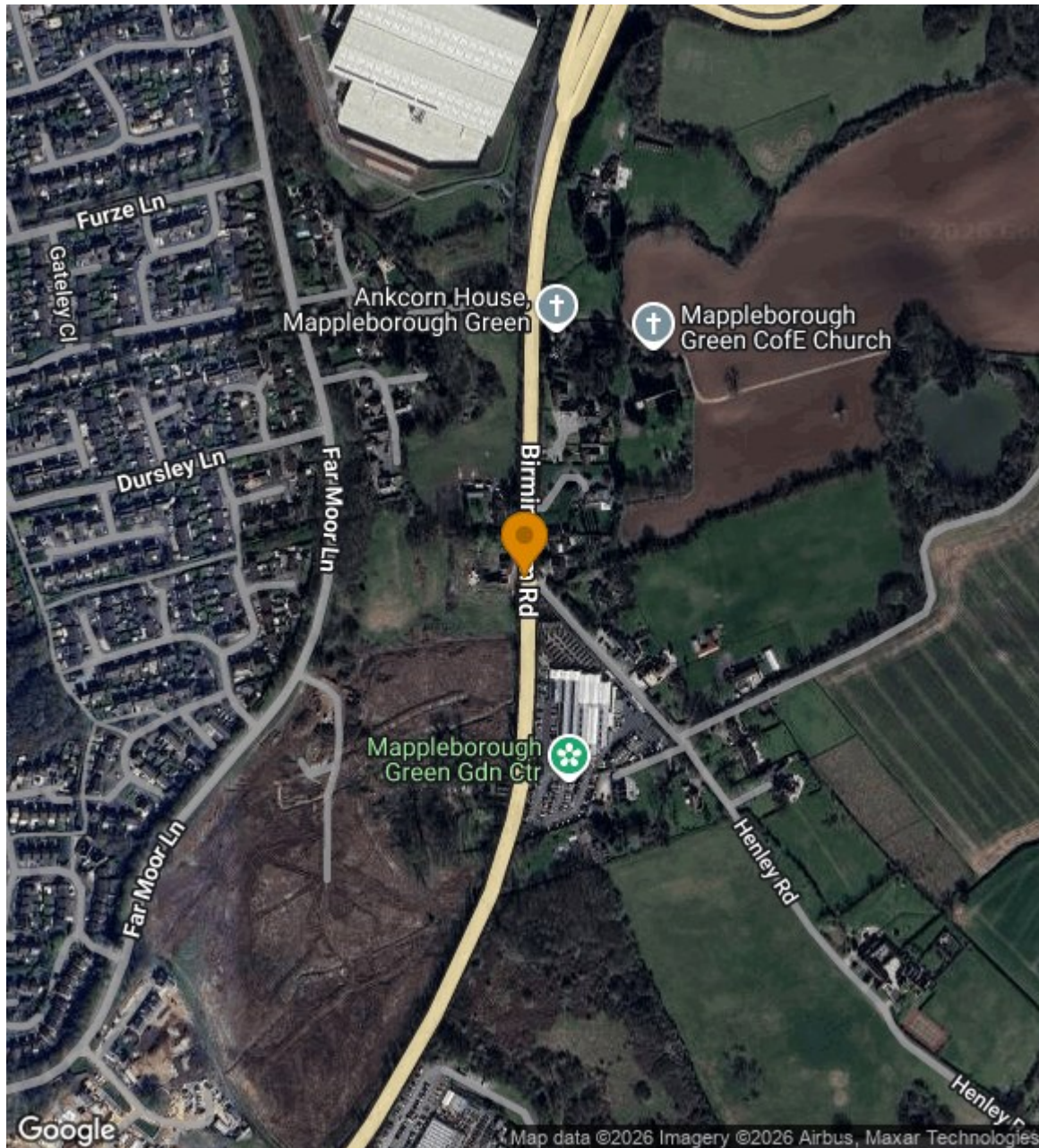
The principal bedroom is a true retreat, featuring a striking feature wall that adds depth and character, along with ample space for furniture. It also benefits from its own luxurious ensuite, complete with white sanitaryware and fully tiled Porcelanosa finishes, creating a tranquil space to prepare for the day ahead. Adjacent to the principal bedroom, bedroom 4 offers flexibility ideal as a dressing room or an additional bedroom depending on your needs.

Bedrooms 2 and 3 are well-sized, thoughtfully designed with plenty of power points and space for wardrobes, ensuring practicality without compromising on style. The family bathroom is a standout feature of the home, boasting a 1800 x 800 bath and elegant, contemporary finishes the perfect place to unwind.

Externally, the property enjoys a generous rear and side garden, laid with high-quality porcelain slabs that seamlessly extend from the home. Bi-fold doors from the kitchen/dining area open onto this space, creating the perfect flow for summer entertaining, whether hosting family BBQs or enjoying a peaceful morning coffee while taking in the views across the garden. This home truly combines luxury, space, and functionality offering everything you could want in your next family home.



# Location



Mappleborough Green is a charming semi-rural village on the Warwickshire/Worcestershire border, offering the perfect balance of countryside living with excellent connectivity.

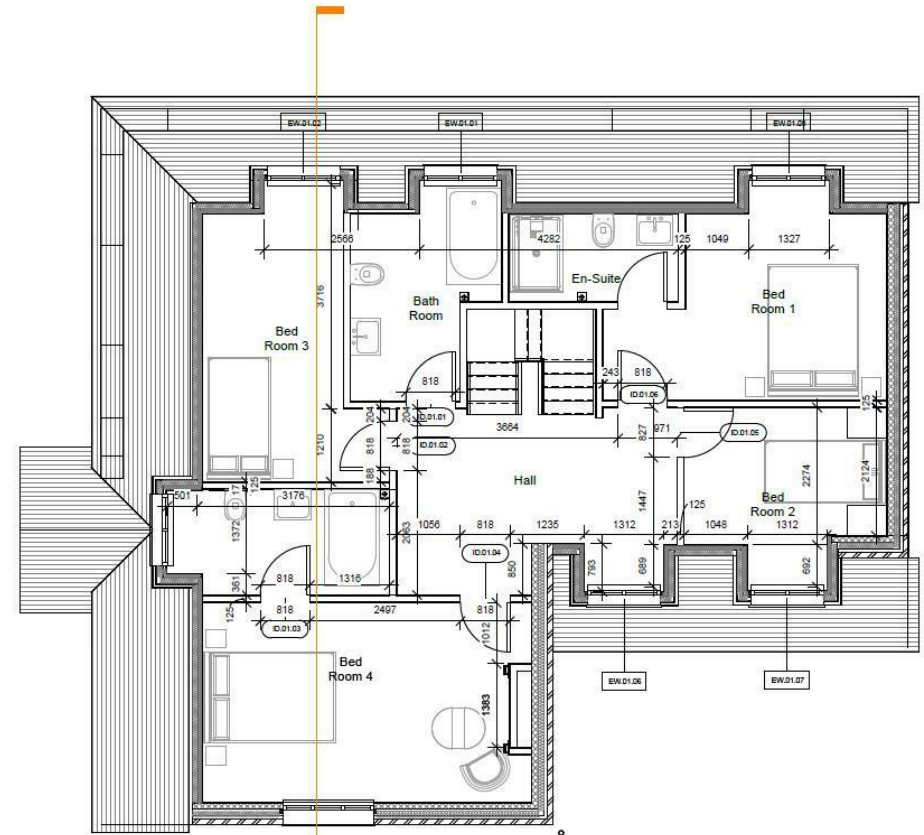
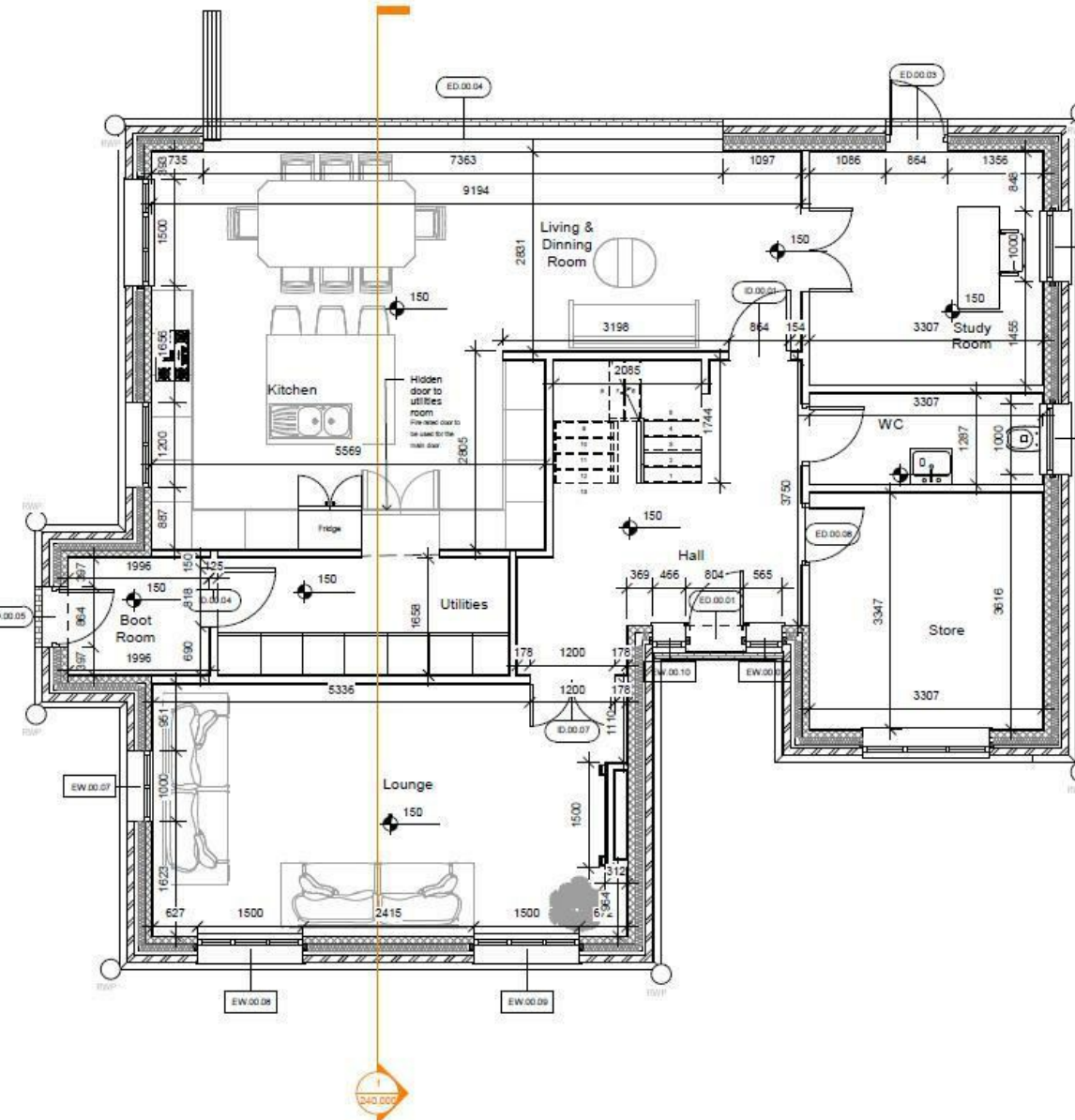
The area is surrounded by open farmland and countryside while being just a short drive from the amenities of Studley, which offers supermarkets, local shops, cafés and well-regarded schools.

Traditional country pubs including The Boot Inn and The Dog Inn are within easy reach, providing popular spots for dining and socialising.

For commuters, the A435 provides convenient access to the M42 Motorway and M40 Motorway, connecting to Birmingham, Stratford-upon-Avon, and beyond. Rail services are available from nearby Redditch railway station, offering regular connections to Birmingham New Street railway station.

Combining rural charm with excellent accessibility, Mappleborough Green is a highly desirable location for those seeking peaceful village living without sacrificing convenience.

# Floorplan



Tenure - Freehold

Local Authority  
Stratford-on-Avon District Council

# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



SALES

LETTINGS

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MANAGEMENT

RURAL



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