

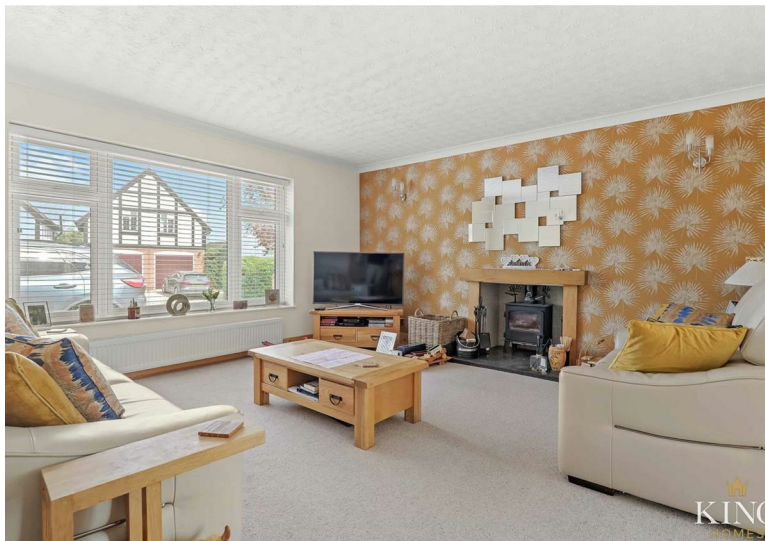


Middletown, Sambourne, B80 7PJ

Guide price £650,000

  
**KING**  
HOMES

**\*\* Four-bedroom detached family home \*\* Peaceful lane position with countryside views \*\* Multiple reception rooms offering flexible living \*\* Generous private rear garden with open outlooks \*\* Driveway parking and garage \*\*** Set in a peaceful lane in Middletown with far-reaching countryside views, this generous four-bedroom detached home offers well-balanced and flexible living space ideal for family life. The property provides a welcoming feel throughout, with multiple reception rooms and a well-appointed kitchen with integrated appliances. Outside, there is a private and established rear garden designed for both relaxation and entertaining. Offering space, versatility and a sought-after rural setting, this is a home that combines comfort with a sense of countryside seclusion.



Set down a quiet lane in Middletown, this generously proportioned four-bedroom detached home enjoys far-reaching countryside views and offers well-balanced accommodation throughout.

Approached via a generous in-and-out driveway, the property provides ample off-road parking for several vehicles and leads to both the garage and the front entrance, creating a practical and welcoming arrival.

The ground floor is thoughtfully arranged and begins with a welcoming entrance hall, giving access to the principal reception rooms. The lounge is a particularly inviting space, featuring a large front-facing window that fills the room with natural light, along with a fireplace housing a log-burning stove, creating a warm and comfortable focal point.

A separate sitting room/snug offers excellent versatility and could serve equally well as a family room, playroom or home office, with doors opening directly onto the rear garden, enhancing the connection between indoor and outdoor living.

The dining room is ideally positioned for both everyday use and more formal entertaining. The kitchen is fitted in a neutral style and includes a range of integrated appliances, offering good storage and workspace along with space for a breakfast table. It also benefits from direct access to the rear garden. A separate utility room provides additional practicality and further external access, making day-to-day living particularly convenient. A ground floor bathroom completes the accommodation on this level.

Upstairs, four well-proportioned bedrooms are arranged around a central landing. The principal bedroom is notably spacious, with the remaining bedrooms offering flexible accommodation to suit a variety of needs. A shower room serves the first floor.

Externally, the property is complemented by a generous and peaceful rear garden, featuring patio seating areas ideal for outdoor dining and relaxation, along with a pergola providing a charming focal point. The garden is well established with mature trees and greenery, and is fully enclosed by fencing, offering a high degree of privacy. It

enjoys attractive outlooks across open fields, enhancing the sense of space and tranquillity.

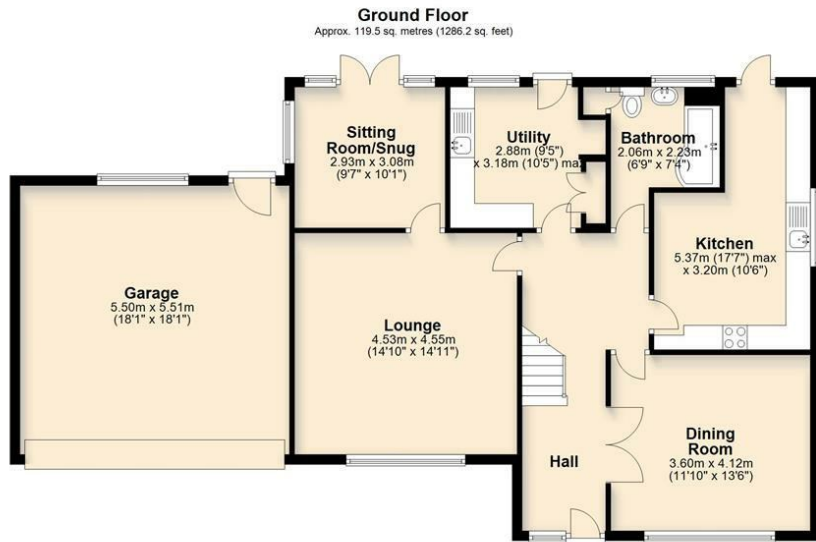
Additionally, the property benefits from an attached garage, providing secure parking or useful storage.

Occupying a peaceful position with open countryside views, this substantial home offers excellent space for family living, with further scope for a purchaser to adapt and personalise the accommodation to suit their requirements.

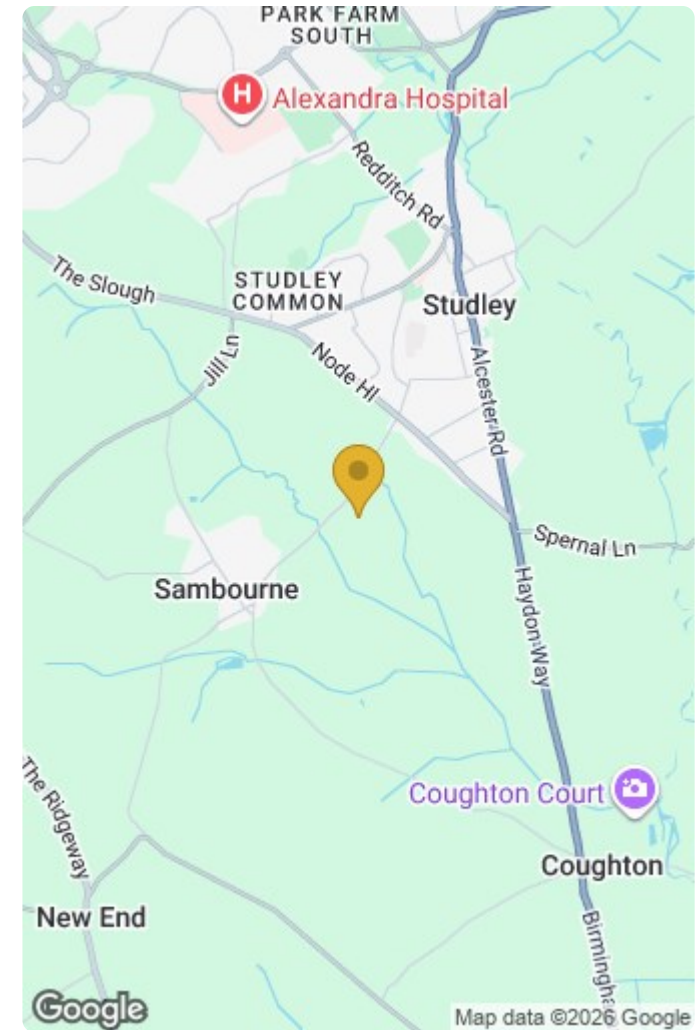
|                   |                                 |
|-------------------|---------------------------------|
| Hall              |                                 |
| Kitchen           | 17'7" x 10'5" (5.37m x 3.20)    |
| Utility           | 9'5" x 10'5" (2.88m x 3.18m)    |
| Dining Room       | 11'9" x 13'6" (3.60m x 4.12m)   |
| Lounge            | 14'10" x 14'11" (4.53m x 4.55m) |
| Sitting Room/Snug | 9'7" x 10'1" (2.93m x 3.08m)    |
| Bathroom          | 6'9" x 7'3" (2.06m x 2.23m)     |
| Landing           |                                 |
| Bedroom 1         | 14'9" x 13'7" (4.52m x 4.16m)   |
| Bedroom 2         | 11'9" x 13'7" (3.60m x 4.15m)   |
| Bedroom 3         | 8'10" x 12'0" (2.71m x 3.66m)   |
| Bedroom 4         | 8'7" x 12'2" (2.64m x 3.71m)    |
| Shower Room       | 5'8" x 6'1" (1.73m x 1.87m)     |
| Garage            | 18'0" x 18'0" (5.50m x 5.51m)   |







Total area: approx. 191.2 sq. metres (2058.3 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| 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 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |