



The Rowans, 528 Groveley Lane

Cofton Hackett

arden

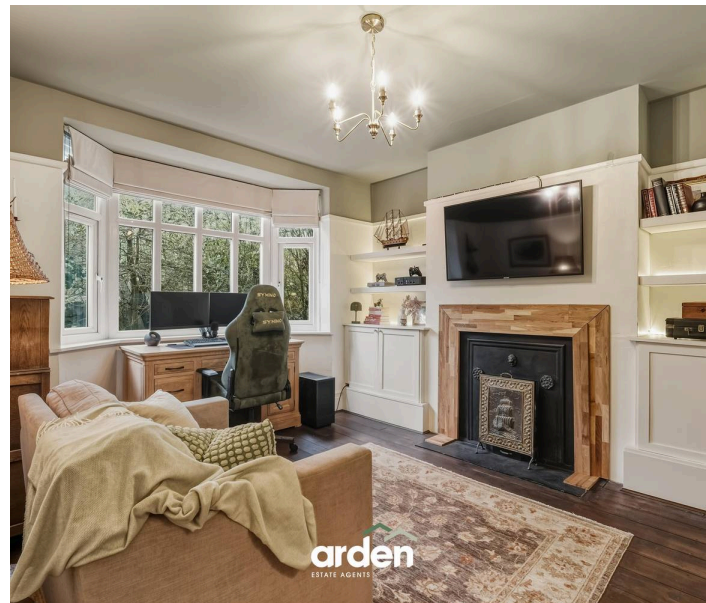
Offers Over £599,999

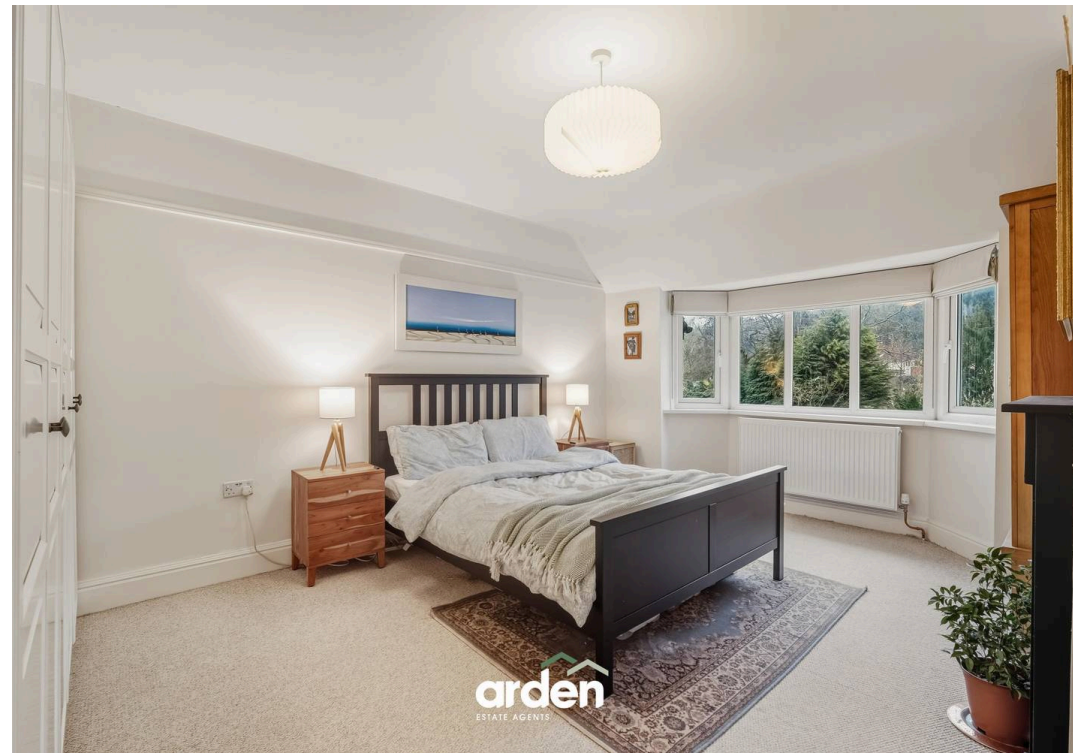
The Rowans, 528 Groveley Lane

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- Spacious four floor home offering a remarkable 2,455 sq ft of characterful living space
- Refurbished lower ground floor with open-plan kitchen/dining room, pantry, guest WC, and utility room
- Front sitting room with alcove storage and open fireplace
- Rear lounge with feature open fireplace and balcony overlooking the garden
- Breakfast room with range cooker, leading to an L-shaped sitting/family room with panoramic garden views and gym area
- Three well proportioned bedrooms on the first floor, all with cast iron fireplaces
- Family bathroom with roll-top bath and rainfall shower
- Top floor principal suite with cast iron fireplace and en suite shower room
- South facing rear garden and driveway parking
- Idyllically positioned between the Lickey Hills and Cofton Park yet accessible to major areas

The accommodation is entered via a covered porch leading into a welcoming entrance hall, beautifully illuminated by feature stained glass windows which immediately set the tone for this characterful home. To the front of the property is an elegant sitting room, featuring a bay window, alcove shelving and cupboards, and an open fireplace forming an attractive focal point. A separate lounge enjoys a feature open fireplace, alcove cupboard, and French doors opening onto a balcony which overlooks the garden.





Also accessed from the hallway is a charming breakfast room fitted with a range cooker (in working order), a single under counter fridge and sink, which in turn leads through to a generously proportioned 'L-shaped' sitting/family room. This superb living space enjoys panoramic views across the garden, benefits from a built-in storage cupboard, and provides further access onto the balcony. A section of this versatile room is currently designated as a gym area, offering flexibility for a variety of lifestyle needs.

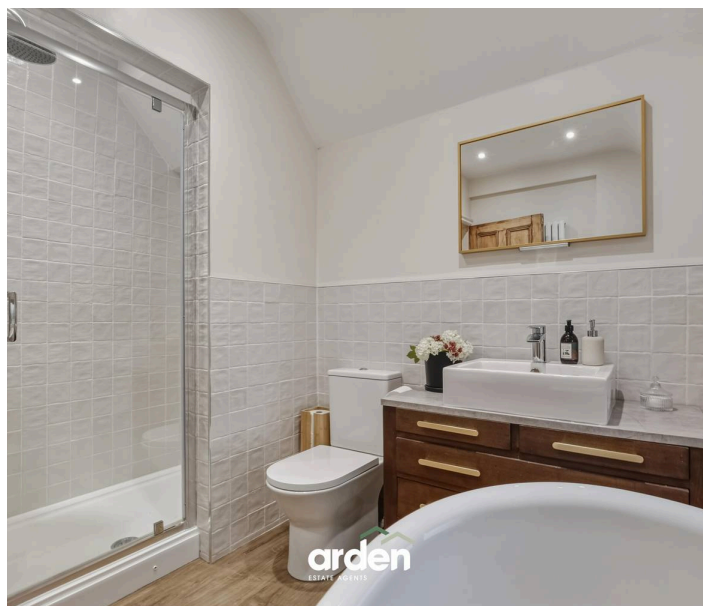
A staircase from the hall descends to the refurbished lower ground floor, where a fantastic open-plan kitchen/dining room forms the heart of the home. The space is enhanced by striking exposed brick pillars and a sleek modern kitchen, complete with Belfast sink, quartz worktops, electric range oven, extractor fan and an integrated dishwasher. The kitchen also provides direct access to the garden, ideal for entertaining and everyday living. The lower ground floor further benefits from a walk in pantry cupboard, guest WC, and a generous utility room with access to both the front and rear of the property.

Returning to the main hall, stairs rise to the first floor, which hosts three well proportioned bedrooms, all featuring beautiful cast iron fireplaces, with one also benefitting from a fitted wardrobe. Serving this floor is a sumptuous family bathroom, stylishly appointed with a roll top bath and an enclosed shower with rainfall head.

From the first floor landing, stairs continue to the top floor, where the impressive principal bedroom suite is located. This characterful space features a beamed ceiling, cast iron fireplace, and a private en suite shower room, creating a peaceful retreat within the home.

Outside

Externally, the property enjoys a south facing rear garden, featuring a large patio area ideal for outdoor dining and entertaining, with a lawn enclosed by fencing and hedging. Parking is provided via a level tarmacked area at the side for two vehicles, with steps descending to the front of the house.

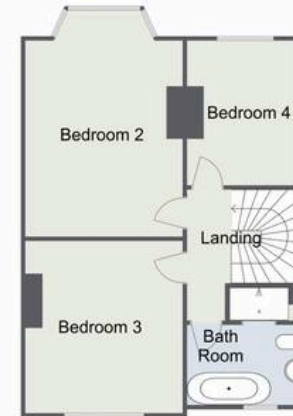


Groveley Lane, Cofton Hackett

Second Floor

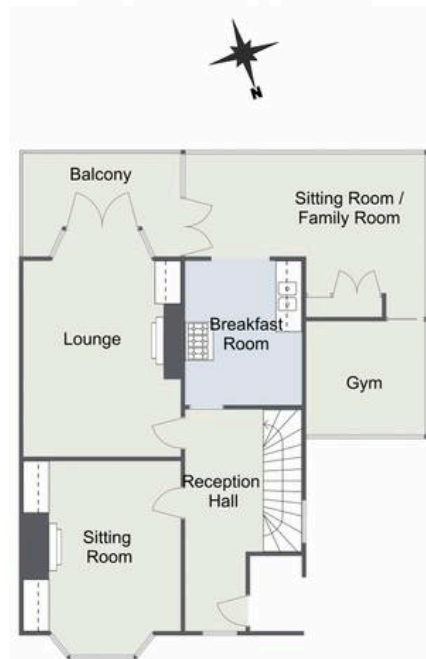


First Floor

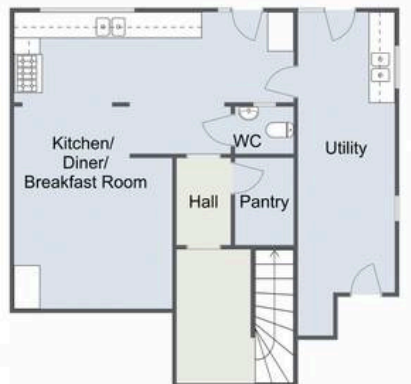


Total Approx. Area (Excluding Balcony):
228.1 sq. m
2,455.24 sq. ft

Ground Floor



Lower 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. Floor Plans made using RoomSketcher.



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