KING
HOMES

The Brambles Kings Coughton Lane
Kings Coughton, B49 5QF

Guide price £710,000

** Substantial Detached Four Bedroom Residence * Three Bathrooms ** Multiple Reception Rooms ** Office ** Kings Coughton ** A spacious and versatile four-bedroom detached home set in the desirable village of Kings Coughton, offering multiple reception rooms, a bright conservatory, and a well-balanced layout ideal for modern family living. The property features two en-suite bedrooms, a separate study, a private rear garden, driveway parking for multiple vehicles, and an integral garage, combining both practicality and flexibility in a well-connected semi-rural setting.

This substantial four-bedroom detached home offers a spacious and versatile layout across two floors, with carefully considered living spaces that flow seamlessly throughout the property.

On approach, the property presents an attractive first impression, with a neatly maintained frontage enhanced by established greenery. A driveway provides off-road parking for multiple vehicles and leads to the integral garage, while the main entrance sits centrally, with gated side access offering a convenient route through to the rear garden.

Entering through the hallway, you are immediately drawn to the front kitchen and dining area, which is bright and welcoming, with a bay-style window allowing plenty of natural light to fill the space.

The kitchen is thoughtfully designed with ample room for both cooking and family dining, making it a functional yet inviting heart of the home. At the rear, a generous sitting room connects naturally to a separate living room, creating two distinct reception areas. The living room opens through double doors into a bright conservatory, creating a natural extension of the living space and providing an additional year-round seating area with direct access to the garden. This arrangement allows for both relaxed family living and more formal entertaining, depending on your needs.

A utility room provides practical laundry and storage space, conveniently positioned with access to a ground floor WC. The integral garage is also accessible internally, offering secure parking or further storage options.

Upstairs, the accommodation comprises four well-proportioned bedrooms and a study. The principal bedroom benefits from its own en-suite shower room, providing privacy and comfort. The second bedroom also has an en-suite, making it well-suited for guests or older children. Two additional bedrooms are generously sized and share a family bathroom, while the study offers flexible space for work, hobbies, or even as a nursery.

Externally, the property continues to impress with a well-maintained rear garden, offering a private and enclosed setting ideal for outdoor dining, entertaining, or family use. The space is predominantly laid to lawn with a patio area, creating a natural extension of the indoor living space during warmer months. Established greenery lines the borders, adding both colour and a sense of privacy, while a garden shed provides useful outdoor storage.

The home combines multiple reception rooms, a conservatory, utility room, and integral garage with well-sized bedrooms and bathrooms, creating a versatile layout that can accommodate a wide range of lifestyles. The thoughtful flow between rooms, along with practical features throughout, ensures that every part of the house serves a clear purpose while maintaining a sense of openness and comfort.

The property is situated in the sought-after village of Kings Coughton, offering a pleasant semi-rural setting while remaining conveniently placed for access to nearby towns. Alcester is just a short distance away, providing a range of everyday amenities, independent shops, cafés, and well-regarded schooling. The area is also well positioned for access to Stratford-upon-Avon and Redditch, with good transport links connecting to the wider road network, making it an ideal location for both families and commuters.

Hall

Kitchen Diner
19'3" x 13'10" (5.88m x 4.24m)

Sitting Room
13'4" x 17'10" (4.07m x 5.44m)

Living Room
13'4" x 22'2" (4.08m x 6.78m)

Utility

Conservatory
21'5" x 9'8" (6.53m x 2.97m)

W.C

Landing

Bedroom 1
14'3" x 13'10" (4.35m x 4.24m)

En-suite
4'3" x 8'0" (1.32m x 2.44m)

Bedroom 2
13'4" x 13'10" (4.08m x 4.24m)

Ensuite
6'5" x 11'1" (1.98m x 3.38m)

Bedroom 3
13'5" x 13'10" (4.09m x 4.24m)

Bedroom 4
7'10" x 17'1" (2.41m x 5.21m)

Bathroom
8'5" x 11'8" (2.58m x 3.57m)

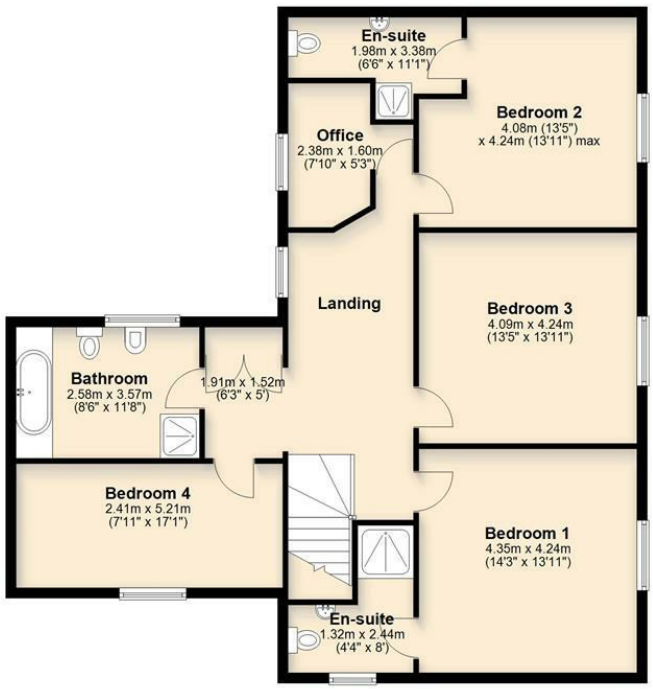
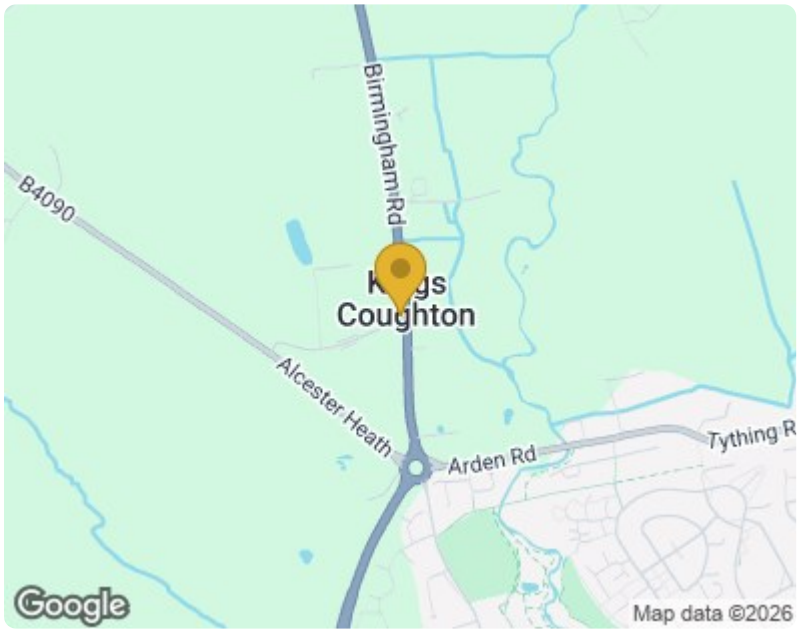
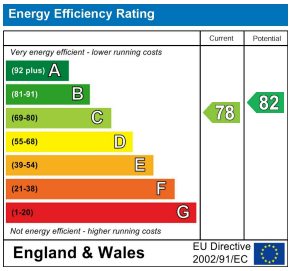
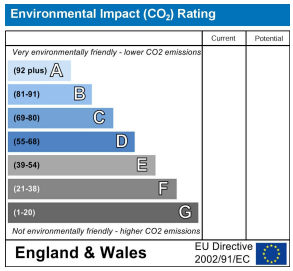
Office
7'9" x 5'2" (2.38m x 1.60m)

Ground Floor

Approx. 146.8 sq. metres (1579.8 sq. feet)

First Floor

Approx. 113.2 sq. metres (1218.2 sq. feet)



Total area: approx. 259.9 sq. metres (2798.1 sq. feet)