



Wheelwright

Sambourne Lane | Sambourne | Redditch | Worcestershire | B96 6PA

FINE & COUNTRY

WHEELWRIGHT

Wheelwright is an exceptional six-bedroom, detached country home, individually designed and beautifully refurbished to an exacting standard. Set within approximately 1.7 acres of landscaped gardens in the desirable hamlet of Sambourne, it combines elegant contemporary living with timeless rural charm, offering versatile accommodation, a stunning open-plan kitchen, and a peaceful woodland and orchard backdrop.



Accommodation Summary

Ground Floor: The property opens with a striking central reception hall, featuring a galleried landing above and elegant LVT herringbone flooring. Oak doors lead to two reception rooms, a guest cloakroom, and the kitchen. Two useful storage cupboards complete this area. The NEST heating system controls each floor in different zones for enhanced energy efficiency and comfort.

The dual aspect sitting room enjoys a window overlooking the front aspect and side. Sliding double oak doors connect this space to the kitchen and family room, creating a seamless flow for entertaining.

The kitchen/family room is the heart of the home - an exceptional, spacious, open-plan space designed for both everyday living and hosting. A large central island provides breakfast seating, while full-width tri-fold doors open to the gardens. Four light tunnels flood the room with natural light, enhancing the sense of openness. Underfloor heating runs throughout, and high-end integrated appliances include an eye-level double oven, microwave, and warming drawer - combining practicality with luxurious design.

A walk-in pantry provides ample shelving and space for an American-style fridge/freezer, while the boot room, currently incorporating a professional dog-grooming bath, opens to a secure enclosed rear patio area - ideal for pets or children.

The generously proportioned laundry room features bespoke cabinetry, a pull-out hanging rail, integrated washer and dryer, and external access to the front elevation.

To one side of the property lies a generous games room with its own staircase rising to a double bedroom with ensuite, forming an ideal annexe or guest suite if required. This is a versatile space open to interpretation.













Seller Insight



When we first discovered this home, we were drawn to its unique setting — not being overlooked, with no neighbours on either side, yet still being part of a small, friendly community right on the doorstep. It offers the perfect balance of semi-rural living without feeling isolated, with plenty of space and an open aspect to the rear that brings the outdoors in, while still retaining a warm and homely feel thanks to its separate rooms and cosy layout.

One of our favourite features is the highly practical utility room — perfect for laundry and additional storage — and the adjoining boot room, complete with a dog shower that's equally handy for washing muddy wellies, muddy paws and outdoor gear. The open-plan kitchen and dining area is wonderful in the summer months, while the underfloor heating keeps the whole house invitingly warm during the winter. We also love the open landing and the separate lounge and snug, which work brilliantly for family life, giving teenagers their own space to relax. The pool room or playroom is another great spot for entertaining or unwinding.

Over time, we've made several thoughtful upgrades to enhance the property's comfort and versatility. Originally separate from the house, the garage was integrated and extended with a new upper-level room — ideal for multi-generational living or even as a self-contained annexe with the potential for separate access and its own kitchen. A previous loft space was reconfigured to add a staircase, ensuite, and spacious master bedroom. The kitchen was extended by eight metres to form a bright, open-plan wraparound living area with full rear garden views. Outside, we cleared and landscaped what was once a heavily wooded area into 0.8 acres of lawn, enclosed by new perimeter fencing and adjoining a private acre of woodland.

Day-to-day living here has been a pleasure. The community is warm and welcoming, with summer garden parties and parish events that bring everyone together. The Heart of England Woodland project is currently planting hundreds of trees around Sambourne and Middletown, enhancing the rural character of the area even further. The home's generous space and driveway make it ideal for family gatherings — we've hosted countless birthdays and celebrations here.

Outdoors, we love the natural surroundings. A Harris hawk returns to nest here each year, and the neighbouring horses often wander over to enjoy apples from our orchard trees. The local community is friendly and close-knit — there's a real sense of connection and care, with neighbours looking out for one another and helping to maintain the shared green spaces.

The location is another major highlight, with excellent schools nearby — including the outstanding-rated Studley High School, which sits within the catchment area — along with easy access to amenities, countryside walks, and leisure activities.

For the future owners, there's still plenty of scope to make this home your own. The garden is only in its second year since seeding and continues to establish beautifully, with a wildflower meadow area set to bloom next year.

*This has truly been a wonderful family home — spacious, welcoming, and perfectly suited to both everyday living and special occasions — and we've loved every moment of our time here.**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







First and Second Floors: The galleried landing is a true focal point of the home, framed in rich oak with glass balustrades and illuminated by feature pendant lighting. Natural light pours in through Velux and front-facing windows, creating an inviting space that could serve as a reading nook.

Oak doors lead to four spacious double bedrooms, several enjoying dual aspects with views across the gardens and grounds.

The family bathroom has been fitted with a spa-style suite, including a freestanding contemporary bath and a generous walk-in shower enclosed by a glass screen with a mains thermostatic fixture - creating a serene, modern sanctuary.

The principal bedroom suite occupies the second floor, distinguished by its vaulted ceiling, eaves storage, and a private ensuite shower room. This serene space offers both luxury and privacy, completing the accommodation beautifully.









Outside: Wheelwright stands proudly within approximately 1.7 acres of mature, landscaped grounds. Set well back from the lane, the property is approached via an in-and-out driveway providing extensive parking and access to garaging at the rear, with current planning permission for a double garage. The front garden features a well-tended lawn framed by established specimen trees. The rear gardens are particularly impressive, with sweeping lawns bordered by mature shrubs and trees including apple, oak, poplar, and fir. A woodland and orchard area lies at the far end of the plot, offering both privacy and a tranquil natural backdrop - an idyllic haven for wildlife and outdoor enjoyment.





LOCATION

Wheelwright enjoys an idyllic position in the highly sought-after hamlet of Sambourne, a quintessential English village characterised by scenic countryside, period charm, and a strong sense of community. The hamlet centres around its picturesque village green, the historic Green Dragon public house, and St. Mary's Church, all of which contribute to Sambourne's enduring appeal and welcoming atmosphere.

Nestled between the market towns of Studley and Alcester, on the border of Worcestershire, Sambourne offers the perfect balance between peaceful rural living and everyday convenience. Studley, just less than a mile away, provides a range of amenities including shops, cafés, restaurants, and schooling. The historic town of Alcester, approximately 3 miles distant, offers a charming high street lined with independent boutiques, traditional inns, and eateries, together with a variety of cultural and leisure facilities.

For broader amenities, Redditch centre (around 6 miles), Bromsgrove centre (approximately 10 miles), and Stratford-upon-Avon centre (around 12 miles) are all easily accessible, each providing a wealth of shopping, dining, and entertainment options.

Transport links from Sambourne are excellent. The A435 lies within 2 miles, providing swift connections to the A46, M42, and wider motorway network, ensuring convenient access to Birmingham, Solihull, Warwick, and Cheltenham. Rail connections are available from Redditch Station (approximately 15 minutes by car), offering regular services to Birmingham New Street in around 40 minutes, with onward connections to London Euston. Alternatively, Warwick Parkway and Dorridge Stations provide direct services to London Marylebone in under 2 hours. Birmingham International Airport is approximately 25 miles away, offering extensive domestic and international flight options.

The surrounding countryside provides ample opportunity for leisure and recreation. Nearby Arden Forest and the rolling Warwickshire landscape offer excellent walking, cycling, and equestrian routes. The area is also home to several golf courses, including Redditch golf club, The Vale golf & country club, and Bidford Grange golf course. Local heritage sites such as Coughton Court and Ragley Hall provide further attractions, including the Stratford Museums, set amidst some of the county's most picturesque scenery.

Education provision in the area is highly regarded. Local primary schooling and Studley High School can be found within walking distance, in Studley. Alcester and Astwood Bank are nearby, with secondary education available at St Benedict's Catholic High School, Ridegway High and Alcester Academy. The area also benefits from a number of outstanding independent schools, including Bromsgrove School, The Croft Preparatory, King's High School, and Warwick School, with Worcester's RGS and Kings and Bromsgrove School within easy access. The renowned Alcester Grammar School, one of the leading selective schools in the region, is also within the local catchment area.

Sambourne remains a particularly desirable and close-knit rural community, offering a rare blend of charm, accessibility, and quality of life. With its welcoming spirit, celebrated public house, and proximity to excellent transport links, schools, and leisure amenities, it stands as one of the Warwickshire's most coveted residential locations.





Services, Utilities & Property Information

Tenure – Freehold.

Council Tax Band – G.

Local Authority – Stratford-upon-Avon.

EPC – Rating C.

Property Construction - Standard (brick and tile).

Electricity Supply – Mains.

Water Supply – Mains.

Drainage and Sewerage – Mains.

Heating – Gas. Nest heating system.

Broadband – FTTC full-fibre superfast broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage - 4G/5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Double garage and driveway parking for 4+ vehicles.

Additional Information – Planning permission is granted for a double garage to the rear side of the property – certificate of lawfulness in place.

Directions

Postcode: B96 6PA

what3words: ///necks.faced.tiger

Viewing Arrangements

For more information visit Fine & Country Redditch and Henley-in-Arden
<https://www.fineandcountry.co.uk/redditch-estate-agents>

Website

For more information visit <https://www.fineandcountry.co.uk/droitwich-spa-worcester-and-malvern-estate-agents>



Opening Hours

Monday to Friday

9.00 am–5.30 pm

Saturday

9.00 am–1.00 pm

Sunday

By appointment only

WHEELWRIGHT HOUSE, SAMBOURNE LANE, REDDITCH B96 6PA



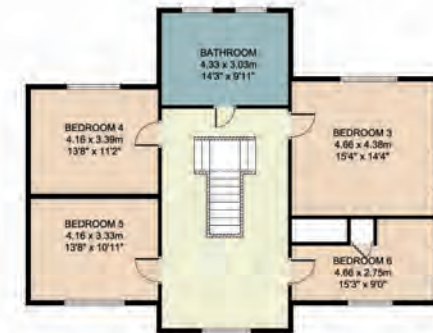
GROUND FLOOR



SECOND FLOOR

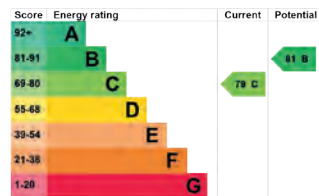


FIRST FLOOR



APPROXIMATE GROSS INTERNAL AREA: 4979 sq ft, 462m²
TOTAL AREA: 4979 sq ft, 462m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Property Redress



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 20.11.2025

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