



£520,000

Cottage Lane, Marlbrook, Bromsgrove B60 1DT

GUEST
ESTATE AGENTS

This exceptional detached bungalow enjoys one of the area's most discreet and impressive settings. Set well back from Cottage Lane, behind mature established hedging, the property is approached via a long sweeping driveway which is barely visible from the road, creating an immediate sense of privacy and exclusivity. Offering outstanding parking for numerous vehicles, versatile outbuildings and a generous wraparound garden, this is a home that combines practical living with enormous future potential. Properties with this level of privacy, space and flexibility rarely become available, making early viewing highly recommended.

From the moment you arrive, this property makes an unforgettable first impression. The sweeping driveway curves gracefully away from the main road, screened by mature hedging and neighbouring a private access road, creating a wonderfully peaceful and secluded approach.

The driveway itself is a major feature, offering generous parking and half way along the driveway there is a paved bay which was designed for a caravan or camper to park there and there is a 240v power socket available. As you approach the bungalow, the driveway widens further before continuing around to an impressive detached double garage. Beyond this, substantial wrought iron gates provide secure vehicle access directly into the rear garden, ideal for gardeners, trailer storage or larger vehicles. A removable security bollard also provides additional protection for vehicles parked immediately in front of the garage.

The attractive frontage complements the property's private setting, with a charming wooden bench and a separate wrought iron pedestrian gate providing additional access to the rear garden. The detached double garage offers exceptional versatility. Two individual garage doors open into an extensive workshop area complete with an under vehicle inspection pit, making it particularly appealing to classic car enthusiasts or those requiring workshop space. There is also a separate WC with wash basin, natural light from a window and a rear access door leading directly into the garden, creating an incredibly practical space with endless possibilities.

Stepping inside the property, a spacious central hallway creates an excellent sense of flow, providing access to all three bedrooms, the family bathroom and the principal living accommodation.

The master bedroom benefits from an excellent range of fitted white wardrobes, over bed storage and matching bedside drawer units, creating a bright and organised space. Bedroom two also features fitted wardrobes, together with a built in dressing table and vanity area, while the third bedroom enjoys direct sliding door access into the conservatory, offering flexibility as either a bedroom, home office or additional reception room. The generous family bathroom is well appointed with both a separate bath and shower enclosure, together with fitted furniture providing valuable storage.



To the front of the property, the spacious dining room enjoys a lovely bay window allowing natural light to flood the room, creating an ideal setting for both everyday dining and entertaining. A useful serving hatch connects directly through to the kitchen. The L-shaped kitchen has been thoughtfully designed with an excellent range of wall and base units, extensive work surfaces, fitted double oven, gas hob and breakfast bar. There is also space for a washing machine, tumble dryer, dishwasher and full height fridge freezer, while a side door provides convenient external access.

The generously proportioned living room features a gas fireplace creating a focal point, whilst a large picture window frames the garden outlook. Full width sliding patio doors seamlessly connect the room with the impressive conservatory, significantly extending the living accommodation and creating a wonderful space for relaxing or entertaining throughout the year. The conservatory also benefits from underfloor heating, offering additional comfort should future owners wish to utilise it.

Outside, the rear garden wraps around the bungalow, taking full advantage of the property's low profile and orientation to enjoy sunshine for much of the day, particularly throughout the afternoon. Designed predominantly for ease of maintenance, the garden features extensive hard landscaping, raised planting beds and multiple seating areas, offering enormous potential for those wishing to further enhance the outdoor space.

Additional features include a potting shed, a further storage shed situated behind the garage, numerous water butts and further space to both the side and rear of the garage, providing exciting opportunities for gardening, hobbies or future landscaping projects. It is this remarkable plot, combined with the flexibility of the outbuildings and extensive parking, that truly sets this property apart from many others currently available.

Marlbrook is a highly regarded residential area situated on the northern edge of Bromsgrove, combining a peaceful semi-rural setting with excellent everyday convenience. The property enjoys an enviable position overlooking open countryside from the front approach, allowing residents to enjoy the best of both village living and beautiful Worcestershire landscapes. Just at the end of Cottage Lane there is a Tesco Express convenience store which has all the essentials you might require and Longbridge Village, located just 3.6 miles away, offers a range of facilities and amenities including major retailers like Marks and Spencer, Sainsbury's, and Boots. Barnt Green Village, just 2.5 miles away also offers an extensive array of facilities including a train station, shops and many popular cafes, bars and restaurants. For commuters, the location is particularly convenient, with easy access to the M5 and M42 motorway network, providing straightforward links to Birmingham, Worcester, and beyond.

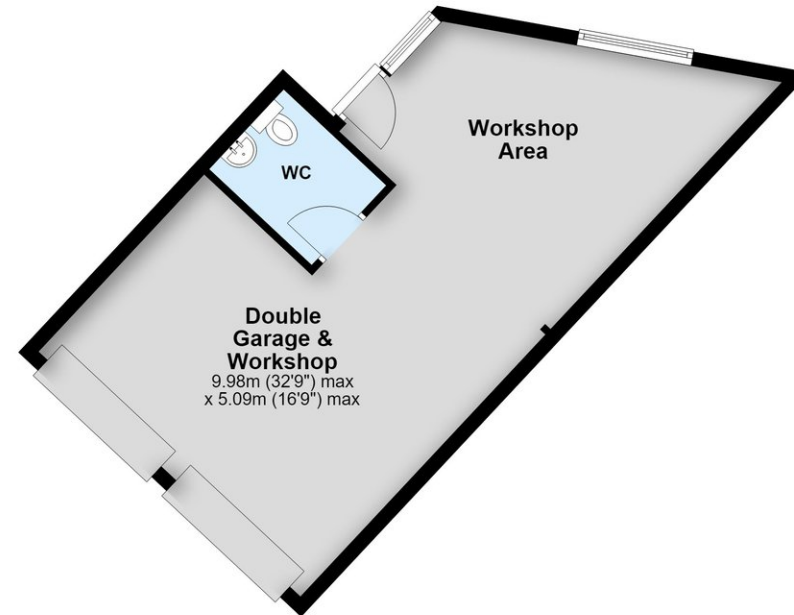




Floorplan

Ground Floor

Approx. 143.4 sq. metres (1543.3 sq. feet)



Total area: approx. 143.4 sq. metres (1543.3 sq. feet)

The overall area includes the garage and workshop. Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other item are approximate, and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

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