



**Holly Tops
Sambourne Lane
Sambourne
B96 6PH**

Offers Over £550,000

A beautifully presented semi-detached home, perfectly in keeping with its charming semi-rural surroundings, set within a generous plot extending to approximately 0.35 acres.

This attractive property offers spacious and versatile accommodation, with the standout feature being a stunning, custom-fitted kitchen, seamlessly forming part of a superb open-plan kitchen/dining/family room—ideal for both everyday living and entertaining. Additional ground floor space includes a cosy sitting room, a welcoming reception hall, WC, pantry, and a delightful orangery overlooking the garden.

To the first floor are three well-proportioned bedrooms and a modern family bathroom, all arranged off a central landing.

Externally, the property truly excels, with extensive outbuildings including a detached garage/workshop, formerly stables, now providing excellent storage or workspace potential. Further sheds and store rooms enhance the flexibility of the outdoor space.

Set within a desirable location on Sambourne Lane, this unique home combines character, modern living, and generous grounds, offering an ideal opportunity for those seeking a countryside lifestyle with convenient access to nearby amenities.



Reception Hall

6'6" x 7'4" (2.00m x 2.26m)

WC**Orangery**

9'0" x 10'5" (2.75m x 3.18m)

Sitting Room

12'4" x 11'11" (max) (3.77m x 3.64m (max))

Open Plan Kitchen/Dining/Family Room

18'9" (man) x 30'4" (5.72m (man) x 9.27m)

Bedroom One

12'5" x 11'11" (3.80m x 3.64m)

Bedroom Two

8'2" x 12'0" (2.50m x 3.66m)

Bedroom Three

6'9" x 7'9" (2.06m x 2.37m)

Family Bathroom

8'2" x 7'6" (2.49m x 2.31m)

Outside**Garage**

16'0" x 9'8" (4.90m x 2.95m)

Wooden Shed

16'0" x 6'10" (4.89m x 2.10m)

Store Room

9'6" x 11'1" (2.91m x 3.40m)

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9'6" x 11'1" (2.90m x 3.40m)

Store Room

9'5" x 11'1" (2.89m x 3.40m)

Potting Shed

8'9" x 11'1" (2.67m x 3.39m)

Additional Information**Services:**

Mains gas, electricity, water and drainage are connected to the property.

Broadband and Mobile:

Superfast Broadband Speed is available in the area, with predicted highest available download speed 57 Mbps and highest available upload speed 11 Mbps. For more information visit: <https://checker.ofcom.org.uk/>

Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), all being rated 'Good' coverage. For more information, please visit: 'Ofcom Mobile and Broadband Checker'.

Council Tax:

Stratford-upon-Avon District Council - Band C

Tenure: The property is freehold with vacant possession given on completion of sale.

Flood Risk:

Rivers and the sea

Yearly chance of flooding - VERY LOW

Yearly chance of flooding between 2036 and 2069- VERY LOW

Surface water

Yearly chance of flooding - VERY LOW

Yearly chance of flooding between 2040 and 2060 - VERY LOW

For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>

Fixtures and Fittings:

All the items mentioned in the particulars are included in the sale, others if any are specifically excluded.

Viewing

Strictly by prior appointment through John Earle on 01789 330 915.

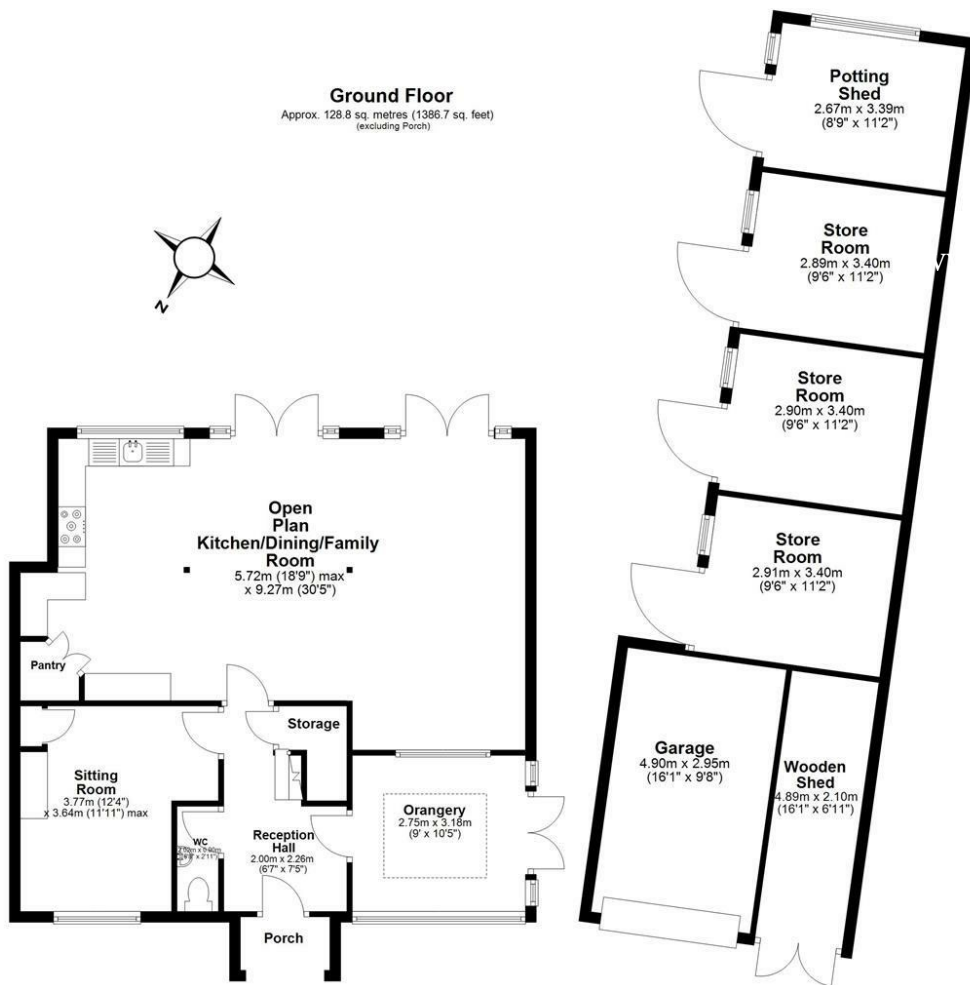
John Earle is a Trading Style of John Earle & Son LLP

Registered Office: Carleton House, 266-268 Stratford Road, Shirley, B90 3AD

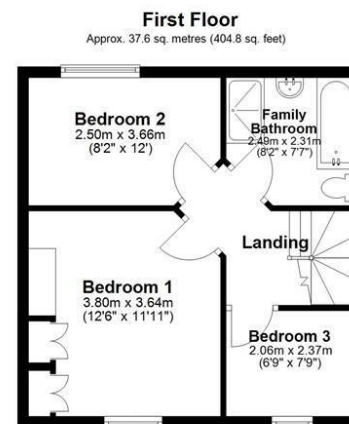
Reg. No. OC326726.







Total area: approx. 166.4 sq. metres (1791.4 sq. feet)



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC	
England & Wales		

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC	
England & Wales		

