



**VAUGHANREYNOLDS**  
ESTATE AGENTS

43 The Ridgeway  
Astwood Bank, Redditch, B96 6LS



## The Property

43 The Ridgeway is a home where modest first impressions give way to something truly exceptional. From the roadside it appears calm and understated behind its well-tended façade, yet the moment you step inside, the property reveals over 2,142 sq ft of thoughtfully remodelled and beautifully presented living space. Transformed in recent years by the current owner, this turnkey family home has been designed with a focus on comfort, sociability and modern luxury, making it a remarkable place to live.

The reception hall immediately sets the tone with its warm welcome, enhanced by a striking feature fish-tank wall that subtly divides the space and guides you toward the generous living room. Here, solid oak flooring and an inset feature fire create an elegant yet relaxed atmosphere perfect for everyday living. The layout flows effortlessly into a cosy snug and onward to a spacious dining area, before opening into a superb breakfast kitchen. This contemporary space is fitted with sleek handleless cabinetry and contrasting quartz worksurfaces, with a large central island that naturally brings family and guests together. From the kitchen, access leads into the impressive home cinema room, an indulgent retreat for entertainment of all kinds, and continues through to a well-equipped utility room and a practical boot room that cater perfectly to busy family life.







Upstairs, the central landing leads to four well-proportioned bedrooms and a stylish family bathroom. The main bedroom suite is a true highlight of the property, offering vast proportions, a private balcony with breathtaking elevated rural views, a wall of fitted wardrobes and a luxurious en-suite bathroom complete with jacuzzi bath and private sauna. This is a space designed to deliver both indulgence and escape, creating an atmosphere reminiscent of a boutique hotel.

Perfectly positioned in the vibrant village of Astwood Bank, on the Worcestershire and Warwickshire borders, 43 The Ridgeway enjoys a wonderful balance of rural tranquillity and convenient access to nearby towns and amenities. This home is a beautiful example of how considered design, luxurious touches and exceptional space can come together to create a lifestyle of comfort, style and ease—an outstanding residence that must be experienced to be fully appreciated.

### The Location

Astwood Bank is a vibrant and welcoming village set along the Worcestershire–Warwickshire border, offering an ideal blend of rural charm and everyday convenience. The village is well served by a range of local amenities including independent shops, cosy pubs, cafés, restaurants, a popular bakery, well-regarded schools and essential services. Its strong community spirit is reflected in regular local events, sports clubs and recreational facilities, all surrounded by beautiful countryside that's perfect for walking and outdoor pursuits. With excellent transport links to nearby towns such as Redditch, Alcester and Stratford-upon-Avon, Astwood Bank provides a superb setting for those seeking village life without compromising on accessibility.





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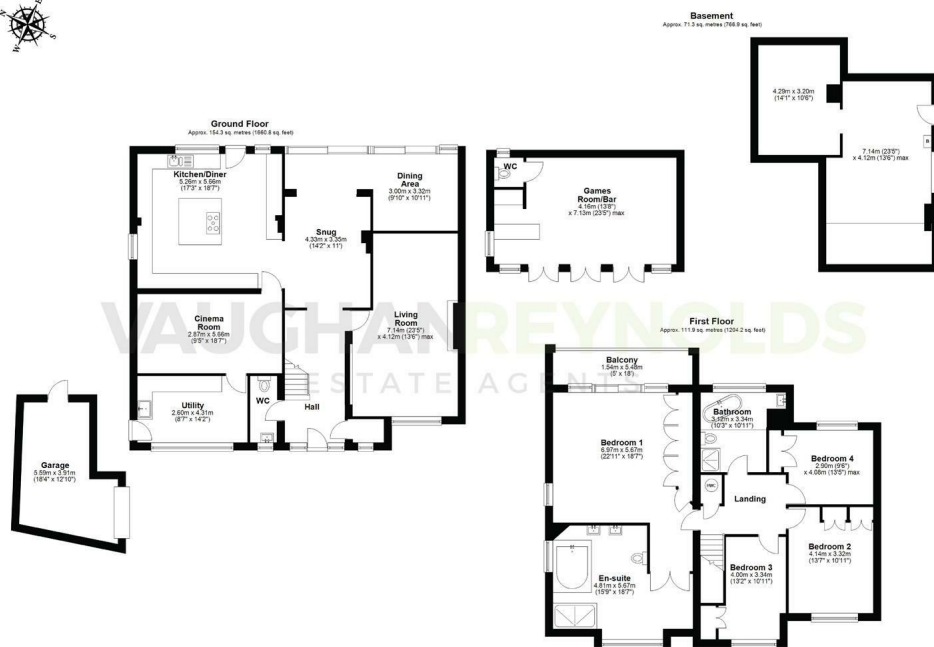
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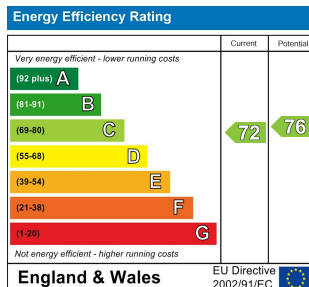


0.74 acre(s)



Total area: approx. 337.4 sq. metres (3632.0 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



## GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Wychavon, Council Tax Band G

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