

VAUGHANREYNOLDS
ESTATE AGENTS

SPRINGFIELD
Perry Mill Lane
Ullenhall

About us

We are a dynamic independent agency with an excellent established reputation, selling property for clients in Stratford-upon-Avon and surrounding villages.

The directors Peter Vaughan, Ginny Vaughan and Matt Reynolds have many years' experience collectively and are well placed to advise clients on all property matters from the sale of residential property, advice on planning and development and marketing of New Homes.

We are very proud of our fabulous sale team who work hard to forge the personal contact and trust which is so important to helping our clients through the process.

In addition to great people, we believe in great marketing and in a very flexible approach to new initiatives, including video tours, social media coverage and high quality photography provided by a full-time member of our team. We also work hard with our colleagues at our Mayfair office to ensure the broadest possible national and international coverage.

We would love to advise you on what we can do to help with your property transaction so please get in touch.



Peter Vaughan
Director



Ginny Vaughan
Director



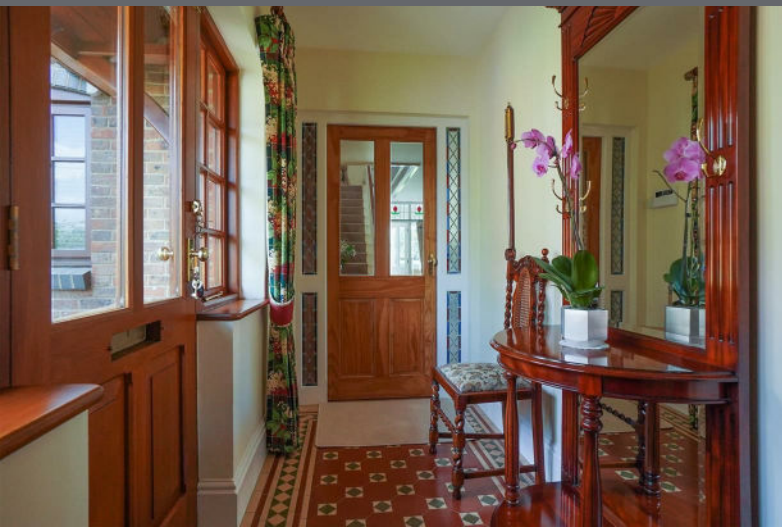
Matt Reynolds
Director



Springfield, Perry Mill Lane, Ullenhall, Henley In Arden, B95 5RW

Springfield is an imposing detached home, nestled within an established plot in the heart of Ullenhall, a popular village ideally positioned on the south Birmingham and Warwickshire borders. Constructed in 1996, the house was designed to provide the perfect space for a growing family, with a relaxed flow of accommodation and is principally oriented towards the impressive parkland gardens that extend to approximately 2.2 acres in all.

- * Enclosed Porch * Reception Hall & WC * Generous Sitting Room * Snug
- * Study * Dining Room * Conservatory * Kitchen & Breakfast Room
- * Utility & Hobbies Room * Five Double Bedrooms
- * Four En-suite & Further Bathroom * Detached Triple Garage
- * Generous Parkland Gardens circa 2.2 acres * EPC Rating D



	
5	5
	
5	2.2 Acres

The sitting room is a generous space, filled with natural light through dual aspect windows and doors and has a feature brick fireplace with inset log burner as a focal point. A glazed door then links through to a conservatory that boasts uninterrupted views of the gardens and further joins the formal dining room.

There are two further reception rooms, one being utilised as a snug and the other a study, complete with a range of bespoke fitted furniture.

Entering the kitchen, you are greeted by an expanse of fitted units providing ample storage, further complemented by contrasting granite work surfaces, cashmere slate flooring and a green painted Aga in a feature brick faced recess. There is a useful pantry, ample space for breakfast table and chairs and an open arch then leads to a separate breakfast room / seating area. The utility room provides additional storage and links with a multi-purpose reception room, ideal for hobbies or as a boot room if required.



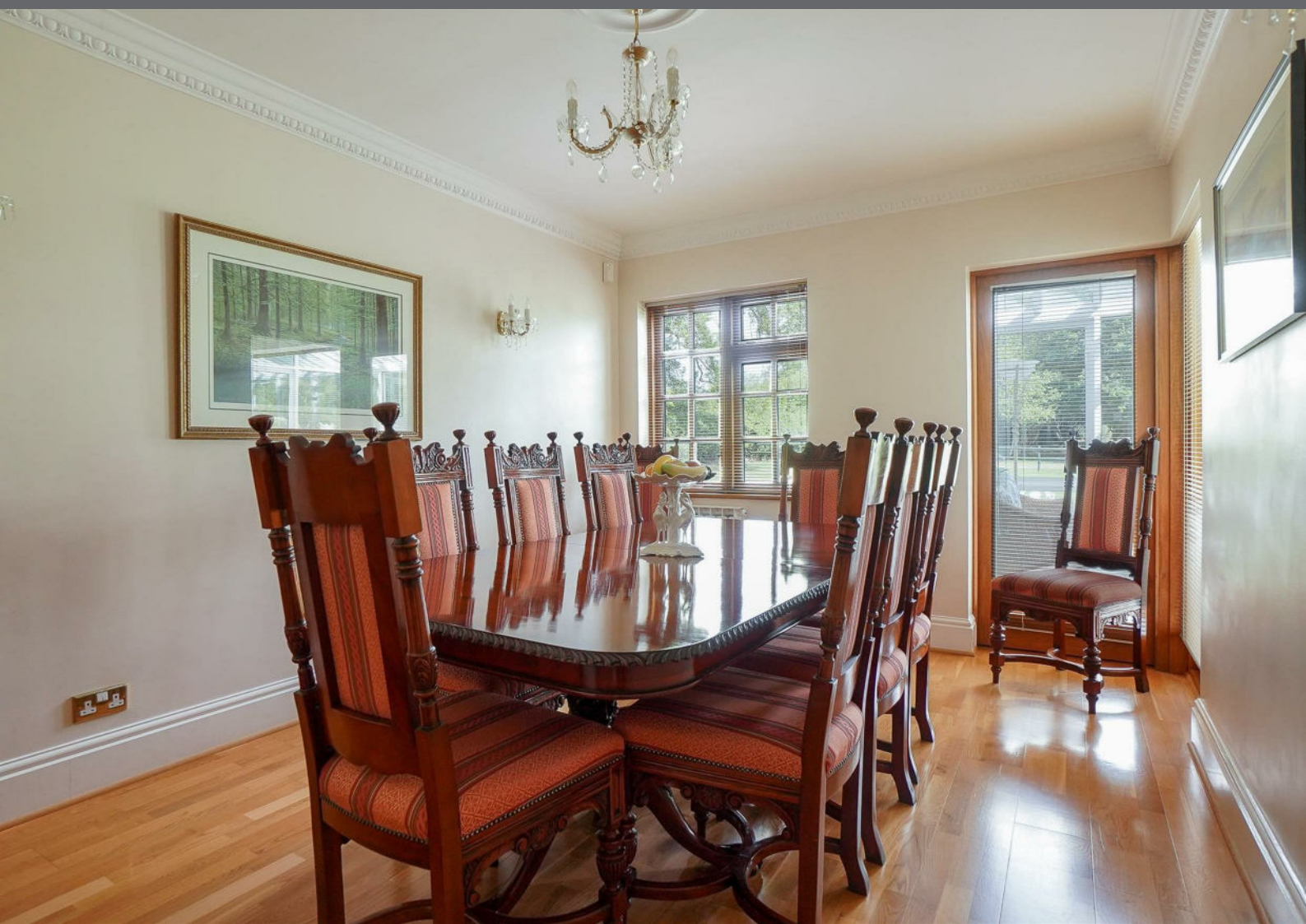
To the first floor, an impressive gallery landing affords space for occasional seating, and provides access to a useful linen cupboard and each of the five double bedrooms and family bathroom.

The master suite notably boasts a walk-in wardrobe and recently updated en-suite shower room. Three of the remaining bedrooms also enjoy en-suite shower rooms, and the fifth bedroom has a Jack & Jill arrangement to the main bathroom. This incredibly versatile layout should appeal to larger families or those that host guests regularly.

Externally, the property sits well within its leafy plot with manicured and well stocked gardens to front and rear. A generous paved area to rear provides the perfect space to enjoy alfresco dining in the summer months, whilst overlooking the parkland gardens that boast numerous mature trees, rolling lawns and a high level of privacy and seclusion. A post and rail fence divides the formal gardens and paddock area, which in all extends to approximately 2.2 acres.

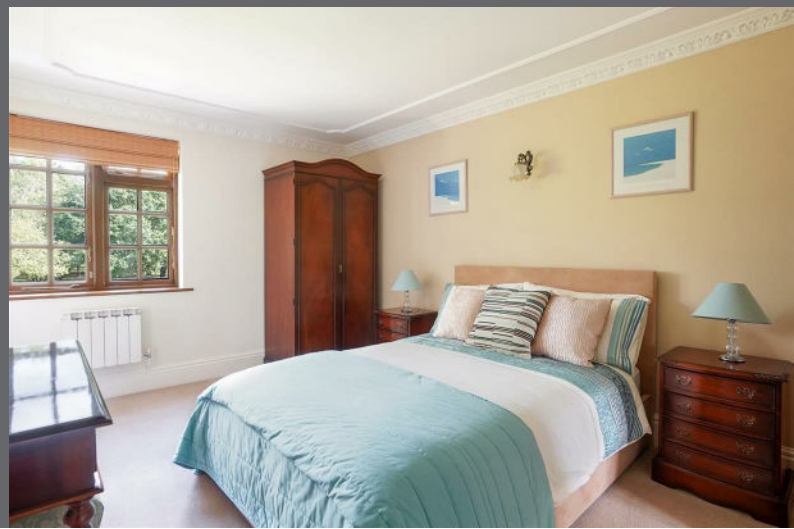
To the front of the property, an oversized, detached triple garage provides secure parking and has three remotely operated doors to front, light, power and a gardeners loo and outside boiler room.





Location

The popular village of Ullenhall is regarded as an outstanding location in which to reside, set amongst greenbelt countryside, yet well placed for easy access to the M42, M40 and M5, as well as Birmingham International Railway Station, Airport and the National Exhibition Centre. Ullenhall is a village settlement and one of the old clearings made in the Forest of Arden. The village has an active village hall. The old and historic market town of Henley in Arden is about two miles distant and thus offers a wide range of shopping facilities, together with regular bus and train services, private junior and infant schools, banks, inns and restaurants. There are also churches of various denominations and sporting and recreational organisations.



Ground Floor

Enclosed Porch

Reception Hall & WC

Generous Sitting Room
7.47m x 4.71m (24'6 x 15'5)

Snug
3.34m x 3.83m (11'0 x 12'7)

Study
2.64m x 3.00m (8'8 x 9'10)

Dining Room
4.43m x 3.06m (14'6 x 10'0)

Conservatory
3.63m x 5.25m (11'11 x 17'3)

Kitchen
4.21m x 5.54m (13'10 x 18'2)

Breakfast Room
2.80m x 2.53m (9'2 x 8'4)

Utility Room
2.57m x 4.09m (8'5 x 13'5)

Hobby Room
3.24m x 2.36m (11'3 x 7'9)

First Floor

Master Bedroom with En Suite
4.39m x 4.71m (14'5 x 15'5)

Guest Bedroom with Jack & Jill Bathroom
4.39m x 3.04m (14'5 x 10'0)

Bedroom Three with En Suite
3.87m x 2.74m (12'8 x 9'0)

Bedroom Four with En Suite
3.34m x 4.31m (11'0 x 14.2)

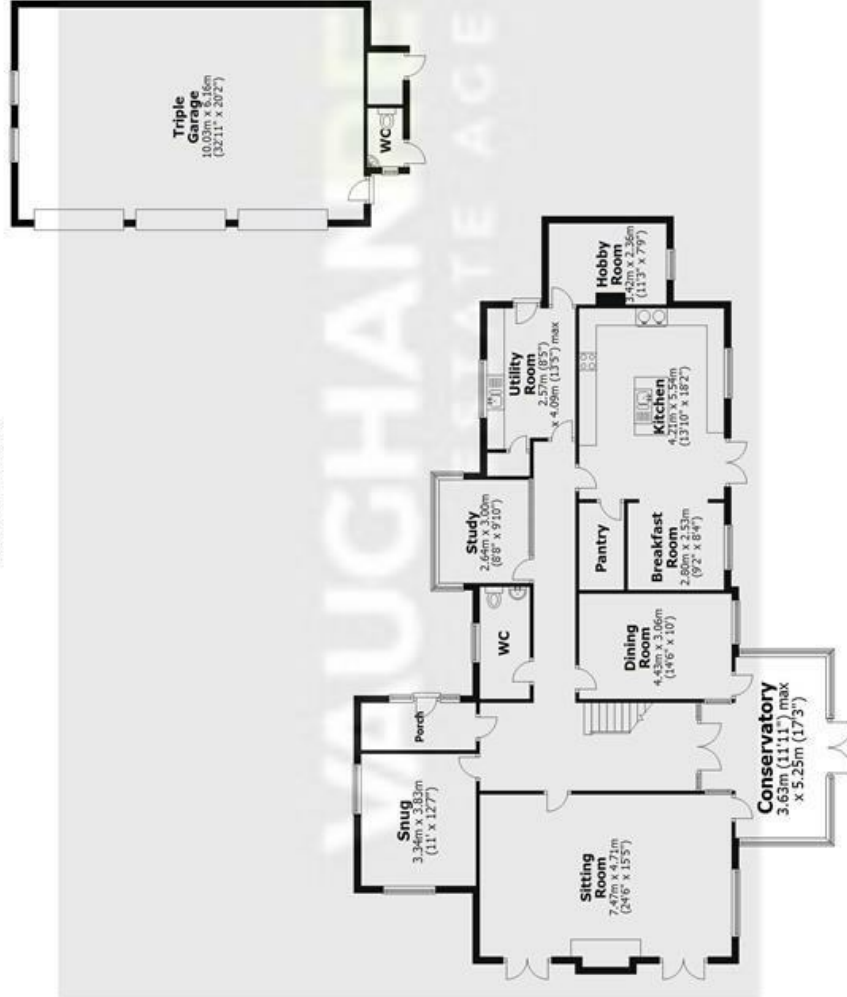
Bedroom Five with En Suite
2.91m x 4.24m (9'6 x 13'11)

Outside

Triple Garage
10.03m x 6.16m (32'11 x 20'2)



Ground Floor
 Approx. 179.1 sq. metres (1327.3 sq. feet)



First Floor
 Approx. 152.9 sq. metres (1324.4 sq. feet)



Total area: approx. 331.0 sq. metres (3563.4 sq. feet)
 This plan is for layout purposes only and not drawn to scale unless stated. Measure and floor covering are approximate. Other items can be taken or prepared at the cost. Please check all dimensions and designs before making any decisions related to the plan.
 Plan produced using Blueprints.



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: Mains electric, water and drainage are understood to be connected to the property. Central heating is oil fired.

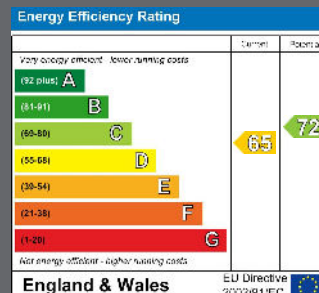
Local Authority: Stratford-upon-Avon, Council Tax Band G

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained. To complete our quality service, VaughanReynolds is pleased to offer the following:-

Free Valuation: Please contact the office on **01789 292659** to make an appointment.

VaughanReynolds Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to www.vaughanreynolds.co.uk.

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