



VAUGHANREYNOLDS
ESTATE AGENTS

Sussex Barn, Sambourne Lane
Sambourne, Redditch, B96 6PL



Property Description

This unique, gated development of contemporary homes is located between the popular villages of Astwood Bank and Sambourne. They were completed in 2022 by a local developer to an exceptional standard and benefit from the remaining term of the warranty.

Sussex Barn occupies an elite corner position within the scheme, boasting extensive gardens to the side and rear and uninterrupted views towards the adjoining countryside and beyond.

Enhanced from new with a number of later additions, the interior is presented superbly, with a modern contemporary feel throughout, embracing modern technology with under floor heating connected to an air source heat pump.

Viewing is strongly recommended to fully appreciate the standard and scale of accommodation on offer which in brief comprises: An inviting entrance hall with contemporary composite and glazed door set to front, tiled flooring and panel doors off. The impressive open plan kitchen, dining and living space is filled with natural light through feature glazing and bi-fold doors to rear. The three zones work exceptionally well, increasing both the versatility and wider appeal.



The kitchen in particular is beautifully appointed with a comprehensive range of fitted storage including a large central island. Quartz worksurfaces extend throughout and accompany an array of branded integrated appliances to include two ovens, induction hob with down draft extractor, fridge, freezer and dishwasher.

There is a separate utility/laundry room and study/bedroom four with views of the front garden and use of a well-appointed shower room & WC.





The main bedroom enjoys views and access to the garden, a dressing room and stylish en-suite shower room. There are two further double bedrooms, both with fitted wardrobes and a third bath/shower room.

Externally, there is a generous garden laid mainly to lawn, that surrounds three sides of the property. A paved terrace links the rooms to the rear of the house and provides the perfect space to enjoy al fresco dining in the summer months, whilst soaking up the open views. Two parking spaces are located to the front, along with additional guest parking. Access to the development is provided via an impressive long driveway with remotely operated electric gates.

Location

Sambourne is a delightful village lying close to the larger centres of Astwood bank and Studley, close to attractive undulating countryside. Sambourne contains the usual local village amenities, together with the well-known and popular Green Dragon Inn. The village is well placed for access to the larger centres of Redditch, Stratford upon Avon and Solihull with access to the National Exhibition Centre, Birmingham International Airport and Railway Station, together with the motorway network being a 35 to 40 minute drive away.





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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.

Estate Charge: There is an estate charge of £150 pcm, which contributes towards the upkeep and maintenance of the communal areas.

Services: Mains water, electric and private drainage. Heating via Air Source Heat Pump.

Local Authority: Stratford-upon-Avon District Council, Council Tax Band E

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10 Union Street, Stratford upon Avon CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk



Energy Efficiency Rating		Class	Score*
102-155 kWh/m ² (A)	A		93
81-101 kWh/m ² (B)	B		86
69-80 kWh/m ² (C)	C		
55-68 kWh/m ² (D)	D		
39-54 kWh/m ² (E)	E		
12-38 kWh/m ² (F)	F		
1-11 kWh/m ² (G)	G		

England & Wales EU Directive 2002/91/EC