



VAUGHANREYNOLDS
ESTATE AGENTS

Fern Bank, Wike Lane
Sambourne, Warwickshire, B96 6NY



Property Description

Occupying a prominent position on the fringe of Sambourne, a popular village between the Warwickshire and Worcestershire borders, this individual detached home boasts a wealth of versatile accommodation. It enjoys uninterrupted rural views towards the surrounding countryside and beyond.

Set back from the lane, the enclosed driveway is located to the rear and provides ample parking and access to an integral double garage. Entering the property via a covered porch, the inner hall leads off to each of the ground floor rooms.

The living room and dining room are semi open-plan and split over two levels, defining each space. Both rooms enjoy fantastic views. The living room has a feature inglenook fireplace and exposed beams as focal points. There is a separate snug, which could equally be used as a study for home working, and a generous breakfast kitchen providing ample storage, prep space and occasional dining, centred around an AGA. There is also a useful utility room and guest WC.

To the first floor, a central landing provides access to four spacious bedrooms, principal bathroom and separate shower room. The main bedroom boasts dual aspect glazing and access to a generous walk out balcony, further embracing the rural views.

Externally, the property sits well within its mature plot, which in all extends to approximately 0.25 acre. Lawn extends to two sides and abuts planted borders. A large raised due south facing terrace and decked area provides ample space for alfresco dining in the summer months, further expanding to a sunken terrace and drying area.





AGA



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 well-known and popular Green Dragon Inn, together with a church. 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 New Street Railway Station. Access to the M42 motorway is a 15 minute drive away.

Alcester

Alcester has grown in both size and popularity over recent years and now offers excellent facilities for shopping, schooling (Alcester Grammar School), recreation etc. The character of the town centre has been retained, with its many fine historic buildings, and excellent family houses have been provided within a mile of the town centre. A further benefit is the proximity to other important Midland centres such as Birmingham, Redditch, Worcester, Evesham and Stratford-upon-Avon.

In addition the M42 and M40 motorways are easily accessible from the A435 (Alcester to Birmingham Road) and A46 (Alcester to Warwick Road), together with fast travel on to the M5, M6 and M1 as well as access to the NEC at Bickenhill, Birmingham International Airport and New Street Railway Station.





3



4



2



0.25 Acre

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.

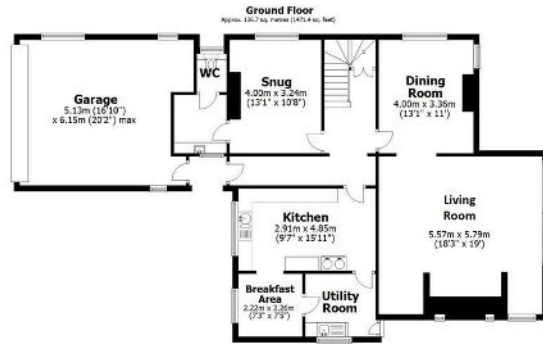
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Oil fired central heating, Private Drainage, Mains water and electricity

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

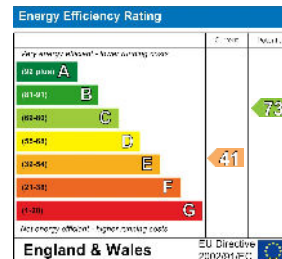
In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This 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.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.



Total area: approx. 2,472 sq. metres (2660.6 sq. feet)

This plan is for layout purposes only and not drawn to scale unless stated. Windows and door openings are approximate. We do not warrant the accuracy of this plan. Please check all dimensions and check before making any decisions reliant upon them. We reserve the right to amend this plan.



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