

VAUGHANREYNOLDS
ESTATE AGENTS

Fern Bank
Sambourne

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



Fern Bank Wike Lane, Sambourne, B96 6NY

Opportunities of this nature are exceptionally rare. Occupying an enviable position on the fringe of the desirable village of Sambourne, nestled between the Warwickshire and Worcestershire borders, Fern Bank presents a truly unique opportunity to create an idyllic country retreat. Combining a characterful four-bedroom detached residence with an extraordinary parcel of land and its own private lake, this is a property that promises a lifestyle quite unlike any other.

- * Entrance Hall & WC * Generous Sitting & Dining Rooms * Snug
- * Breakfast Kitchen & Utility * Four Spacious Bedrooms
- * Family Bathroom & Separate Shower Room
- * Mature Gardens Circa 0.25 Acre * Double Garage & Ample Parking
- * 9.8 Acres Inc 2.4 Acre Lake * Amazing Countryside Views * EPC Rating E



3



4



2



9.80
acre(s)

The house itself occupies a mature plot extending to approximately 0.25 acre, enjoying uninterrupted views across the surrounding countryside. Whilst now requiring refurbishment and modernisation, the accommodation is both generous and versatile, offering exciting scope to create a wonderful family home that fully embraces its exceptional setting.

Set back from the lane, an enclosed

driveway provides ample parking and access to an integral double garage. A covered entrance porch opens into a central hallway, from which the principal ground floor rooms are accessed. The living and dining rooms enjoy a semi-open-plan arrangement, cleverly split over two levels to create distinct yet connected spaces, both benefiting from delightful rural views. An impressive inglenook fireplace and exposed ceiling beams bring warmth and character to



the living room, whilst a separate snug offers a cosy retreat or an ideal space for home working.

The generous breakfast kitchen provides ample storage and preparation space, with an AGA forming a traditional focal point and room for informal dining. A separate utility room and guest cloakroom complete the ground floor accommodation.

Upstairs, a central landing leads to four well-proportioned bedrooms, a principal bathroom and a separate shower room. The main bedroom is particularly appealing, with

dual-aspect glazing drawing in natural light and a generous walk-out balcony providing an elevated vantage point from which to appreciate the beautiful surrounding landscape.

Outside, the established gardens wrap around the house, with sweeping lawns, mature planted borders and a wonderful sense of privacy. A substantial, south-facing raised terrace and decked entertaining area provide the perfect setting for summer dining, with further sunken terracing offering additional outdoor space.





THE LAKE AND LAND

Whilst the house provides an exciting opportunity in its own right, it is the accompanying land that makes Fern Bank such an exceptional proposition.

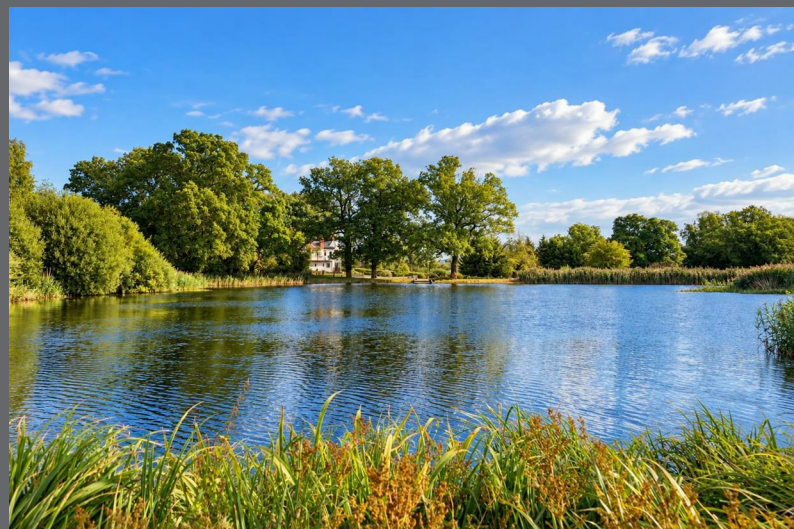
Extending to approximately 9.8 acres, this beautifully tended parcel of land offers a captivating landscape of open green spaces, natural beauty and an almost unrivalled sense of tranquillity. At its heart lies a magnificent private lake extending to approximately 2.4 acres, complete with a central island and jetty, creating a wonderfully picturesque waterside setting.

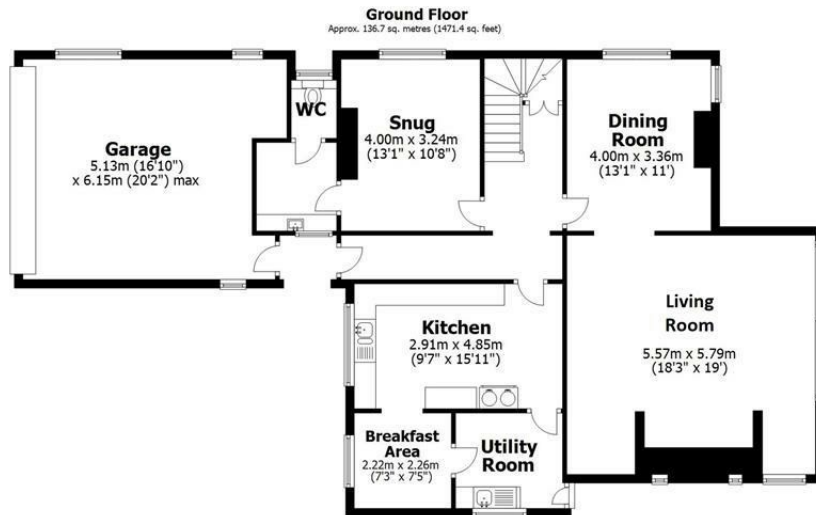


Framed by tall, swaying reeds and with access around its entire perimeter, the lake is a truly special feature. The gently undulating landscape and breathtaking backdrop of rolling hills and neighbouring farmland create an enchanting environment, where the changing seasons, abundant wildlife and peaceful waters can be enjoyed throughout the year.

For the passionate angler, this could be the ultimate dream home, offering the rare privilege of owning a substantial private fishing lake within easy reach of the house. Equally, the land presents an irresistible opportunity for those seeking a private countryside sanctuary, a haven for nature or simply the freedom to enjoy outdoor pursuits and leisure in their own remarkable surroundings.

Fern Bank is so much more than a house with land. It is a rare opportunity to create a beautiful country home whilst embracing an extraordinary waterside lifestyle, where privacy, natural beauty and the simple pleasures of rural living come together to offer something genuinely special.





Total area: approx. 247.2 sq. metres (2660.8 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUz.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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. N.B. Some of our images may have been enhanced using AI.

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 are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band F

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 their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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