



**Ipsley Church
Lane**

REDDITCH

**Offers In Excess Of
£500,000**



Four Bedroom Detached Bungalow

Features.

- FOUR BEDROOMS
- GOOD-SIZED LOUNGE
- STUNNING OAK AND GLASS GARDEN ROOM
- KITCHEN/DINER
- FAMILY BATHROOM AND WC
- OPTIONAL FURTHER RECEPTION ROOM/BEDROOM
- GENEROUS REAR GARDEN WITH GARDEN OFFICE/SUMMERHOUSE OVERLOOK NEIGHBOURING FIELD
- GATED DRIVEWAY AND DETACHED TANDEM GARAGE
- CHARACTER FEATURES THROUGHOUT INCLUDING VAULTED CEILINGS, EXPOSED BEAMS AND BRICK WALLS
- SITUATED WITHIN THE ARROW VALLEY COUNTRY PARK

Description.

Ipsley Mill Barn is a unique and charming four bedroom detached bungalow, offered with character features throughout including vaulted ceilings and exposed beams and brick walls, a generous lounge, stunning garden room, kitchen/diner, optional reception room/fifth bedroom, good-sized rear garden, off road parking and a detached tandem garage, situated within the idyllic Arrow Valley Country Park, within walking distance of the River Arrow, a large pond and woodland, in Redditch.

The property is approached via a gated driveway providing off road parking with access into the detached tandem garage.

Double front doors lead into the hallway with a good sized storage cupboard and exposed brick wall with doors off to; the good-sized lounge with a vaulted ceiling with exposed beams, log burner and a door to the rear garden; stunning oak and glass garden room with a vaulted ceiling with exposed beams, a unique stained glass window featuring Ipsley Mill Barn and a door to the rear garden; kitchen/diner with fitted storage cupboard, granite work surfaces, Belfast sink, integrated gas hob, 2x ovens and a stable door to the gardens; optional reception room/bedroom - currently used as a music room - with vaulted ceiling and exposed beams leading directly into ; the master bedroom with vaulted ceiling and exposed beams and separate WC; bedrooms two and three; double bedroom four - currently used as a study; and the family bathroom with both a bath and separate shower enclosure.

In addition, the property benefits from having a fully boarded roof space over the hall and bedroom four/study.



Room Dimensions.

Outside, the property enjoys a good-sized rear garden with a garden office/summerhouse with power and a security light, paved area around the home, lawn with mature fruit trees including apple, pear and damson, plus raspberry and blackberry bushes, a vegetable patch and low rise fencing allowing views across to neighbouring fields.

Situated within the Arrow Valley Country Park, located on the national Sustrans cycle network, and only 30 minutes from Birmingham Airport. The nearby town centre of Redditch offers easy access to motorway links (M42, Jct 2&3) and there are good rail and bus links. There are also excellent leisure facilities and eateries, along with cultural attractions, and the Kingfisher Shopping Centre.

Room Dimensions:

Hall

Kitchen/Diner: 14' 2" x 10' 5" (4.32m x 3.19m)

Lounge: 13' 6" x 14' 4" (4.13m x 4.37m)

Sun Room: 12' 7" x 14' 2" (3.86m x 4.33m)

Master Bedroom: 14' 6" x 14' 11" (4.42m x 4.57m) max

WC 3' 4" x 4' 2" (1.04m x 1.29m) max

Bedroom Two: 7' 6" x 10' 7" (2.31m x 3.23m)

Bedroom Three: 10' 5" x 6' 4" (3.20m x 1.94m)

Study/Bedroom: 9' 3" x 8' 2" (2.83m x 2.49m)

Bathroom: 10' 7" x 6' 6" (3.25m x 1.99m)

Garage: 26' 6" x 10' 4" (8.10m x 3.16m)



Ipsley Church Lane, Redditch Ground Floor



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.
Floor Plans made using RoomSketcher.

EPC: TBC

COUNCIL TAX BAND: E

TENURE: Freehold

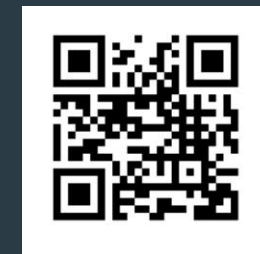
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For more information on this house or to arrange a viewing please call the Redditch office on:

01527 540 654

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Alternatively, you can scan below to view all of the details of this property online.



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