



Middletown Lane

STUDLEY

Offers In Excess Of:

£875,000





Three Bedroom Detached Equestrian Cottage

Features.

- APPROX 5.5 ACRE EQU ESTRIAN PLOT
- AMERICAN BARN WITH THREE BAYS & TACK ROOM
- FOUR PADDOCKS
- ALL WEATHER 40X20M RIDING ARENA
- ADDITIONAL STORAGE/STABLE FACILITIES
- THREE DOUBLE BEDROOMS & TWO FAMILY BATHROOMS
- DUAL ASPECT LOUNGE WITH FEATURE FIREPLACE
- SECON D RECEPTION ROOM/FAMILY ROOM
- BESPOKE FITTED KITCHEN
- DESIRABLE SEM I RURAL VILLAGE LOCATION

Description.

Summary: Greenfield Cottage is a delightful equestrian residence dating back to 1870 and more recently converted in 1990. The residence has been beautifully maintained by the current vendors to offer three double bedrooms, two bathrooms, two reception rooms, bespoke fitted kitchen and enclosed formal garden. Nestled within an approx 5.5 acre plot the equestrian facilities include a 40x20m all-weather riding arena complete with drainage, four paddocks, American barn with three stables, dual sliding doors, EVA/rubber matting and internal tack room. The grounds enjoy an additional stable block, work shop and a separate barn recently structurally restored. This unique country residence is situated in the semi-rural outskirts of the desirable village location of Studley.

Description: The living accommodation has many charming, characteristic features such as exposed brickwork, wooden beams and latched doors with the layout briefly comprising: - An enclosed and inviting entrance porch, spacious lounge with dual aspect windows, beautiful brick-built feature fireplace and a staircase leading to the first floor. A bespoke, pine fitted kitchen, rangemaster cooker, dishwasher, room for a table and chairs for more comfortable dining and access to the rear garden. A second reception/family room/dining room with doors to the rear garden and staircase leading to the master bedroom. The residence benefits from a ground floor family bathroom with a free-standing bath, separate shower enclosure, wash basin and WC.

The first floor living quarters (accessed from the staircase located in the lounge) enjoys two double bedrooms with eaves storage and a family shower room with shower enclosure, wash basin and WC. The master bedroom is accessible from the second reception room and offers a wonderful, vaulted ceiling and generous eaves storage.



Room Dimensions.

Outside: Set with an approx. 5.5 acre plot, the property's tranquillity is extended with formal gardens comprising of a generous, neatly maintained lawn, paved patio seating areas and a south easterly direction. Beyond is the 40x20m all-weather riding arena, alarmed, American barn with dual sliding doors and housing three stables with EVA/rubber matting and internal tack room. Additional stable block, workshop, recently restored storage barn, four paddocks with external hose usage and mobile horse shelter.

Location: Situated in the sought after area of Middle town Lane, Studley, the property benefits from a number of local amenities within easy distance to the main village centre offering a range of high street shops, supermarkets, local schooling, public houses and restaurants. Studley is 4 miles (6 km) southeast of Redditch and 13 miles (21 km) northwest of Stratford-on-Avon.

Room Dimensions:

Porch

Lounge: 18' 4" x 17' 11" (5.60m x 5.48m)

Kitchen: 18' 4" x 9' 10" (5.60m x 3.00m)

Bathroom: 9' 0" x 5' 10" (2.75m x 1.80m)

Dining/Family Room 16' 6" x 16' 1" (5.05m x 4.92m)

Stairs To First Floor Landing

Master Bedroom: 18' 3" x 14' 9" (5.58m x 4.52m)

Bedroom Two: 12' 7" x 9' 8" (3.85m x 2.95m)

Bedroom Three: 12' 7" x 8' 8" (3.85m x 2.65m)

Shower Room: 8' 4" x 6' 2" (2.55m x 1.90m)

Please read the following: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.









Middletown Lane, Studley

EPC: C

COUNCIL TAX BAND: D

TENURE: Freehold

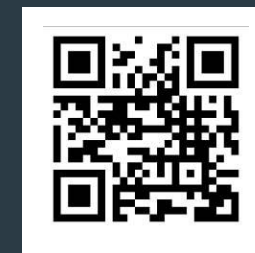


For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

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

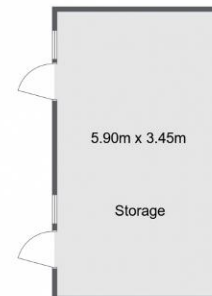
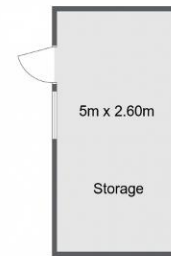
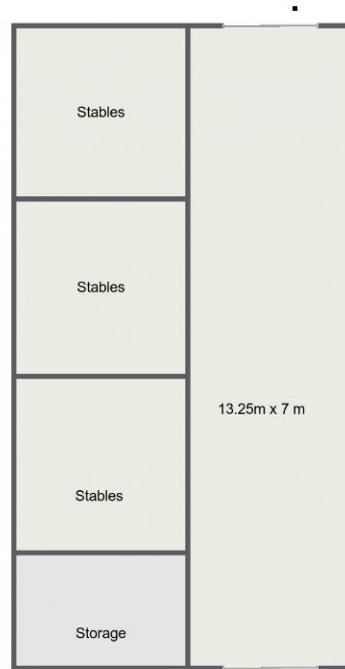
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Alternatively, you can scan below to view all of the details of this property online.



373 Evesham Road
Redditch
Worcestershire
B97 5JA

Outbuildings



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.