

Sambourne Park, Sambourne, B96 6PE

Guide price £950,000

KING HOMES

** King Film Available ** NO UPWARD CHAIN ** Extensive Five Bedroom Detached Family Residence ** Office/Games Room with Separate Entrance Adjacent to the Double Garage ** Generous Gardens ** Magnificent Countryside Views ** Sambourne Park ** A substantial and thoughtfully designed detached family home in the highly desirable village of Sambourne, offering over 3,100 sq ft of versatile accommodation. The property features an impressive kitchen/dining room at the heart of the home, alongside multiple additional reception rooms, a flexible office/games room alongside the garage, and five well-proportioned bedrooms, including a principal suite with en-suite. A standout feature is the large, peaceful rear garden backing onto open countryside, providing a private and tranquil outdoor space. Set within a select cul-de-sac of individual high-end homes, this property combines practicality, space, and a superb location close to village amenities and the Warwickshire countryside.







This substantial and thoughtfully laid-out detached family home extends to approximately 3,144 sq ft and is set within a highly desirable enclave of the much sought-after village of Sambourne, occupying a peaceful position within a select residential cul-de-sac of high-quality, individually designed homes.

On approach, it is immediately clear how exceptional this property is. The house sits confidently within its plot, enjoying a pleasing sense of space and privacy. The attractive frontage is complemented by a welcoming covered entrance, a double garage, and a block-paved driveway providing ample parking. A lawned foregarden, bordered by established greenery, further enhances the sense of maturity on arrival.

The property is entered via a central reception hall, which, as expected from a home of this standard, is wide and welcoming with open ceilings, doors leading to the principal ground floor rooms, a convenient storage cupboard, and a staircase rising to the first floor.

Running from the front to the rear of the home, the generous living room is a main reception space of excellent proportions, featuring a real fire and sliding doors to both the side and rear, providing seamless access to the garden.

To the rear, the heart of the home is the impressive kitchen/dining room, a superb open and sociable space with ample room for both everyday dining and entertaining. The kitchen is fitted with plenty of storage units, a central island, and generous worktop space, while there is room for a large dining table. Double doors lead seamlessly into the living room, and sliding doors open onto the rear garden, creating a wonderful flow between indoor and outdoor living. The kitchen is supported by a separate utility room, ideal for additional appliances and practical storage, while a ground floor WC is conveniently positioned nearby.

There is also a separate sitting room, providing a further versatile space, perfect as a snug or family room.

With its own separate access, there is a flexible office or games room adjacent to the large double garage, offering excellent versatility away from the main home—ideal for home working, hobbies, or multi-generational use—and also benefiting from an additional WC.

The first floor is arranged around a central landing and comprises five well-proportioned bedrooms. The principal bedroom benefits from its own en-suite, while the remaining bedrooms are served by a family bathroom. One of the bedrooms is particularly well suited for use as a home office or study, offering flexibility for changing lifestyle needs.

Overall, the property offers an excellent balance of reception space and bedroom accommodation, with a layout that lends itself perfectly to modern family living. The combination of multiple reception rooms, a generous kitchen/diner, utility space, and detached garage ensures a highly practical and adaptable home.

A standout feature of the property is the large and peaceful rear garden, mainly laid to lawn with extensive paved patio areas, established trees and greenery, and fully enclosed by fencing and attractive hedgerows. The garden backs directly onto open fields, enjoying uninterrupted countryside views, providing a private and tranquil outdoor space perfect for family life and entertaining.

Occupying a prime position within one of Sambourne's most sought-after residential pockets, this home remains well placed for village amenities and the surrounding Worcestershire and Warwickshire countryside.

GROUND FLOOR

Hall	
Kitchen/Diner	12'3" x 28'11" (3.75m x 8.83m)
Utility	7'6" x 8'5" (2.30m x 2.57m)
Living Room	24'1" x 14'0" (7.35m x 4.28m)
Sitting Room	9'4" x 15'6" (2.87m x 4.74m)
W.C	
Garage	17'2" x 18'11" (5.25m x 5.78m)

FIRST FLOOR

Landing	
Bedroom 1	12'4" x 14'0" (3.77m x 4.28m)
En-suite	6'2" x 6'0" (1.90m x 1.84m)
Bedroom 2	12'4" x 15'0" (3.77m x 4.59m)
Bedroom 3	11'5" x 14'0" (3.48m x 4.28m)
Bedroom 4	9'4" x 15'6" (2.87m x 4.74m)
Bedroom 5	9'1" x 10'11" (2.78m x 3.34m)
Bathroom	12'4" x 7'2" (3.77m x 2.20m)

GROUND FLOOR GAMES ROOM AREA/OFFICE

Hall	
W.C	
Office/Games Room	18'0" x 18'11" (5.51m x 5.78m)





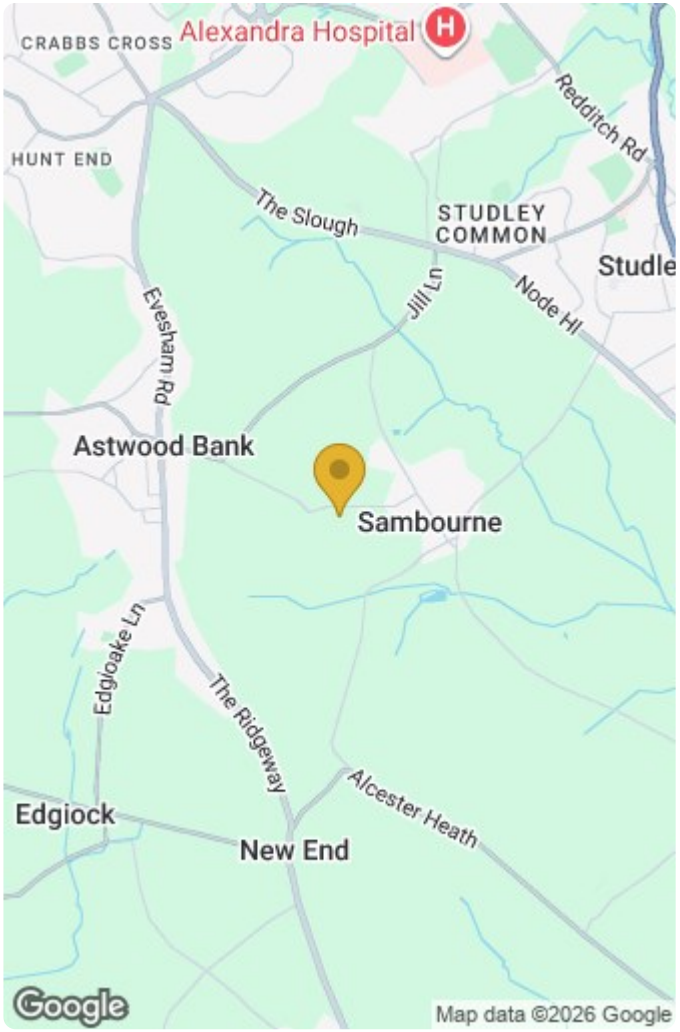


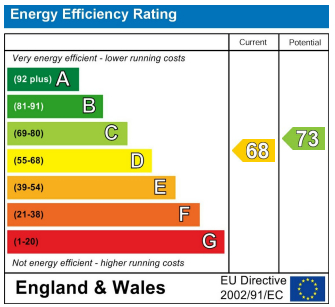


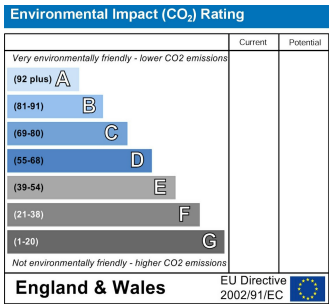




Total area: approx. 292.1 sq. metres (3144.3 sq. feet)







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