



Station Road, Studley, B80 7JU

Offers over £525,000



**\*\* Period Charm \*\* Character Features Throughout \*\* Three Versatile Reception Rooms \*\* Vaulted Kitchen \*\* Five Bedrooms \*\* Cellar & Utility Space \*\* Private Mature Garden \*\*** Rich in character and beautifully presented throughout, The Coach House offers generous and versatile accommodation designed to suit a variety of lifestyles. Featuring elegant reception rooms, a stunning vaulted kitchen, five bedrooms, useful cellar accommodation and an established private garden, this distinctive home seamlessly blends period charm with the demands of contemporary family life.



The Coach House is a substantial detached character residence that perfectly combines period charm with versatile family accommodation. Occupying a prominent position behind an attractive brick boundary wall, the property immediately impresses with its handsome red-brick façade, elegant bay windows and timeless architectural appeal.

Stepping inside, a welcoming entrance hall leads to three beautifully proportioned reception rooms, each offering its own unique character and flexibility. The principal living room is a wonderfully inviting space, filled with natural light from a large bay window and centred around an attractive exposed brick fireplace with a wood-burning stove, creating a warm and cosy atmosphere throughout the year.

A second room, currently utilised as a sitting room, provides an equally elegant space for relaxation and entertaining. Featuring a decorative fireplace, period detailing and high ceilings, it offers excellent versatility for modern family life.

The dining room is a beautifully presented room rich in character, featuring exposed brickwork, substantial timber beams and a traditional cast-iron range fireplace. Combining period charm with generous proportions, it provides an excellent setting for family dining.

The kitchen is a true highlight of the property, blending contemporary practicality with charming original features. Vaulted ceilings, exposed timber beams and rooflights create a bright and airy environment, while an extensive range of shaker-style cabinetry provides excellent storage and preparation space. A striking brick inglenook forms an impressive focal point, enhancing the room's unique character and appeal.

A particularly valuable feature of the ground floor is the fourth bedroom, which benefits from a beautifully appointed en-suite bathroom featuring a freestanding claw-foot bath, pedestal wash basin and WC. This versatile accommodation is ideally suited for guests, multi-generational living, independent teenagers or those seeking dedicated home-working space.

The cellar level provides useful additional accommodation,

incorporating a utility room and separate cellar space, offering excellent storage and practical everyday functionality.

To the first floor, the principal bedroom enjoys the benefit of a private en-suite shower room, while two further double bedrooms are served by a well-appointed family bathroom fitted with a bath and shower over, vanity wash basin with storage, WC and heated towel rail.

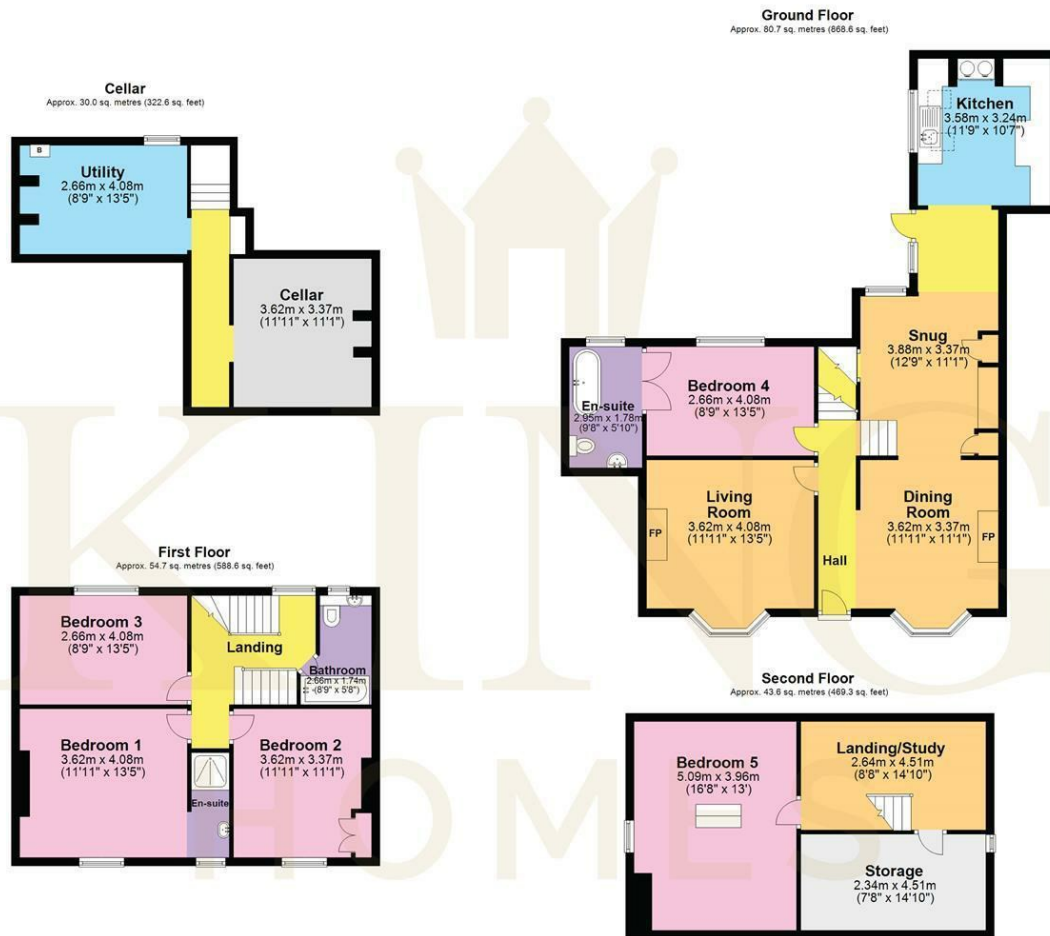
The accommodation continues to the second floor, where a spacious fifth bedroom is complemented by a large landing area currently utilised as a study, together with a useful storage room.

Outside, the property enjoys a mature and private rear garden that provides an excellent extension of the living accommodation. A paved terrace immediately adjoining the house offers the perfect space for outdoor dining and entertaining, while the lawn beyond is framed by established trees, shrubs and mature planting that create a wonderful sense of privacy and seclusion. A variety of seating areas provide opportunities to enjoy the garden throughout the day, making it an ideal environment for families, gardeners and those who enjoy spending time outdoors.

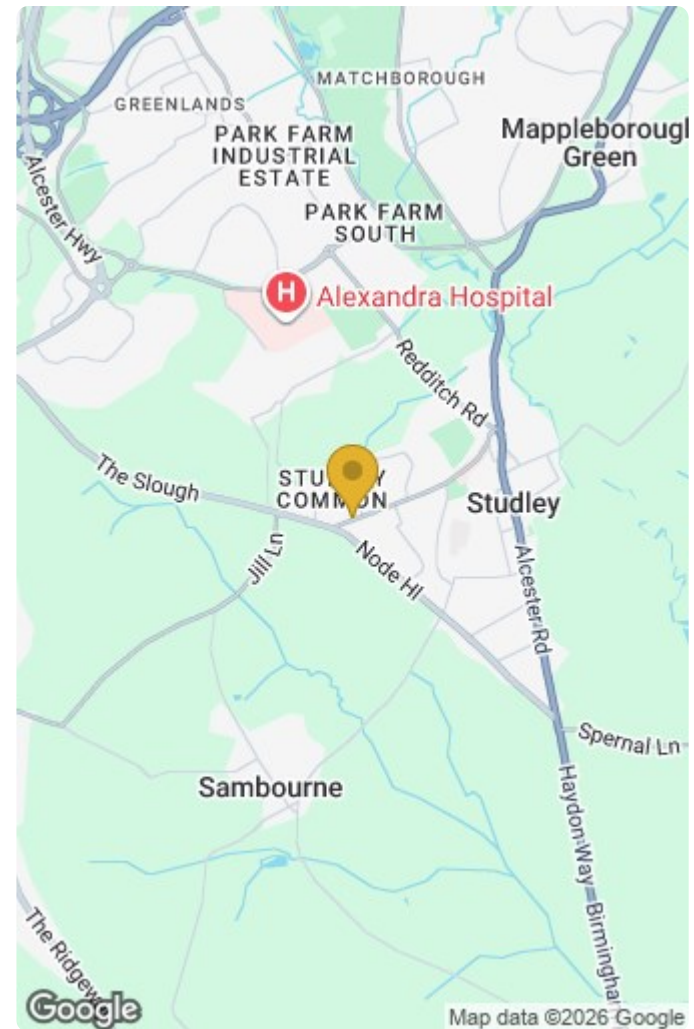
Combining generous accommodation, exceptional versatility and an abundance of character features, The Coach House presents a rare opportunity to acquire a distinctive family home that effortlessly balances period charm with modern living.







Disclaimer - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	