



**Wood Terrace, Sambourne, B96 6PB**

**Guide price £450,000**

  
**KING**  
HOMES

**\*MAGNIFICENT COUNTRYSIDE SETTING\* \*LARGE PLOT AND DRIVEWAY\*** A highly versatile, unique, EXTENDED and spacious 3-bedroom semi-detached cottage with stunning views ideally located in the very highly desired and sought-after village of Sambourne, featuring TWO LARGE RECEPTION AREAS and a modern shower room downstairs as well as a bathroom upstairs and owned SOLAR PANELS with high feed in tax free tariff. \*This property is one not to be missed\*



This exceptionally well-appointed country property features two downstairs reception areas and a downstairs shower room, as well as the upstairs bathroom which gives flexibility for the living arrangements.

The accommodation in brief comprises; Porch, hall, sitting room with bay window, extended open family/dining room with feature log burner and sliding double glazed doors to the rear garden, separate kitchen, utility, downstairs shower room, lean to, first floor landing, three spacious bedrooms and a family bathroom.

The landscape to the rear is private boasting manicured lawns, bordered by mature hedgerows and fencing. Plants bushes and trees grace the landscape of this lovely setting. The rear garden further provides a garden shed and a store and features a large entertaining patio area. To the rear of the garden the fields are owned by Sambourne Village Trust.

**Sambourne**

Sambourne is a picturesque village surrounded by farms and woodlands, featuring a local pub and a church, known for its vibrant community that frequently organises events. It is conveniently located near the larger village of Alcester, which provides a range of amenities including nursery, primary, and senior schools, dental and medical services, sports facilities, parks, boutique shops, a post office, takeaways, public houses, restaurants, bus links, and grocery stores like Waitrose for your daily needs. Moreover, Alcester and Stratford boast excellent grammar schools, such as Alcester Grammar, King Edward VI School, and Stratford Girls' Grammar School, alongside a wider variety of shops.

**Porch**

**Hallway**

**Sitting Room**            11'6" max x 14'1" (3.51m max x 4.31m)

**Family/Dining Room**            26'9" x 20'11" (8.16m x 6.40m)

**Kitchen**                            9'2" x 10'4" (2.80m x 3.16m)

**Inner Hallway**

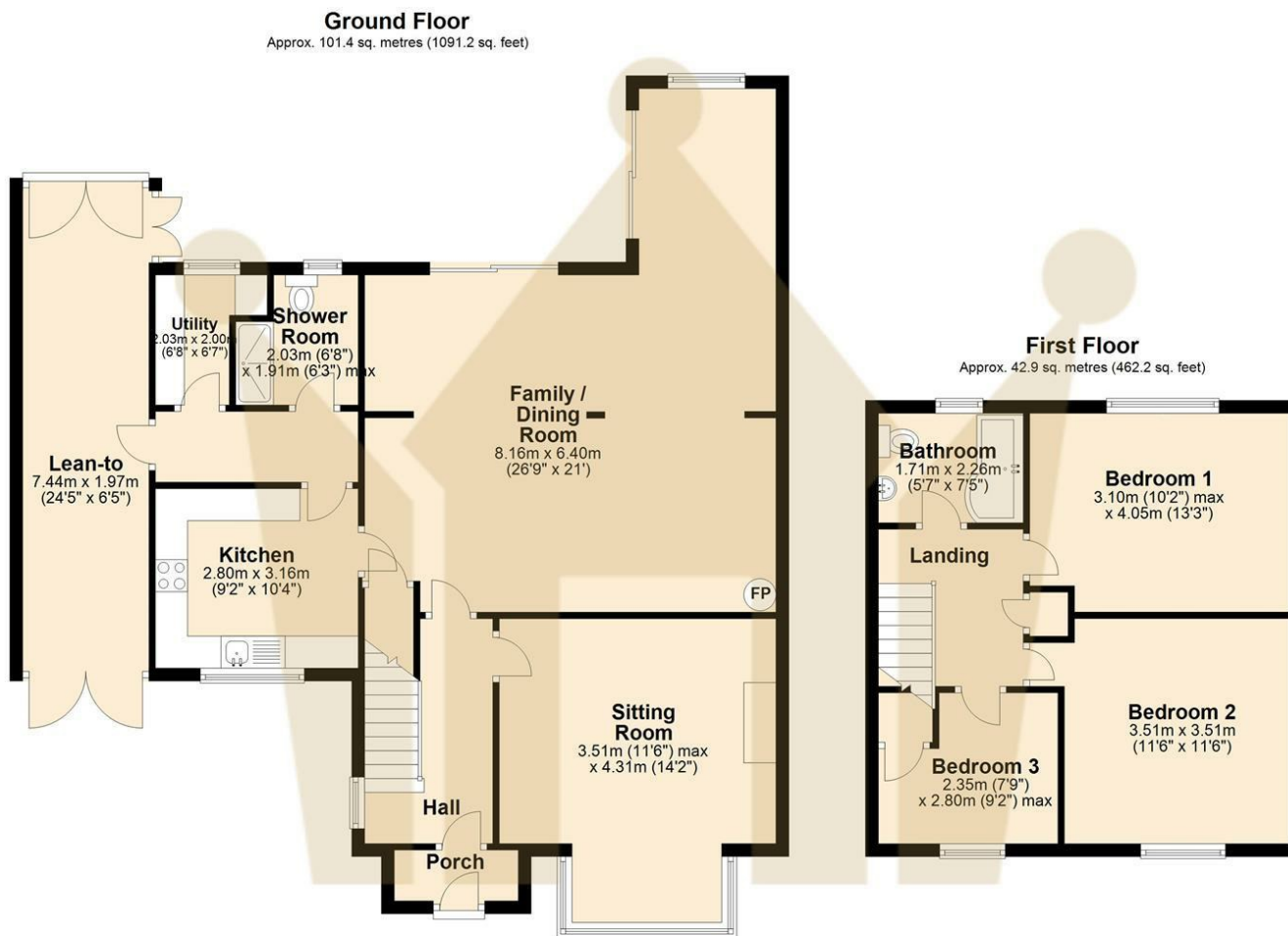
**Utility Room**                        6'7" x 6'6" (2.03m x 2.00m)

**Shower Room**            6'7" x 6'3" (max) (2.03m x 1.91m (max))

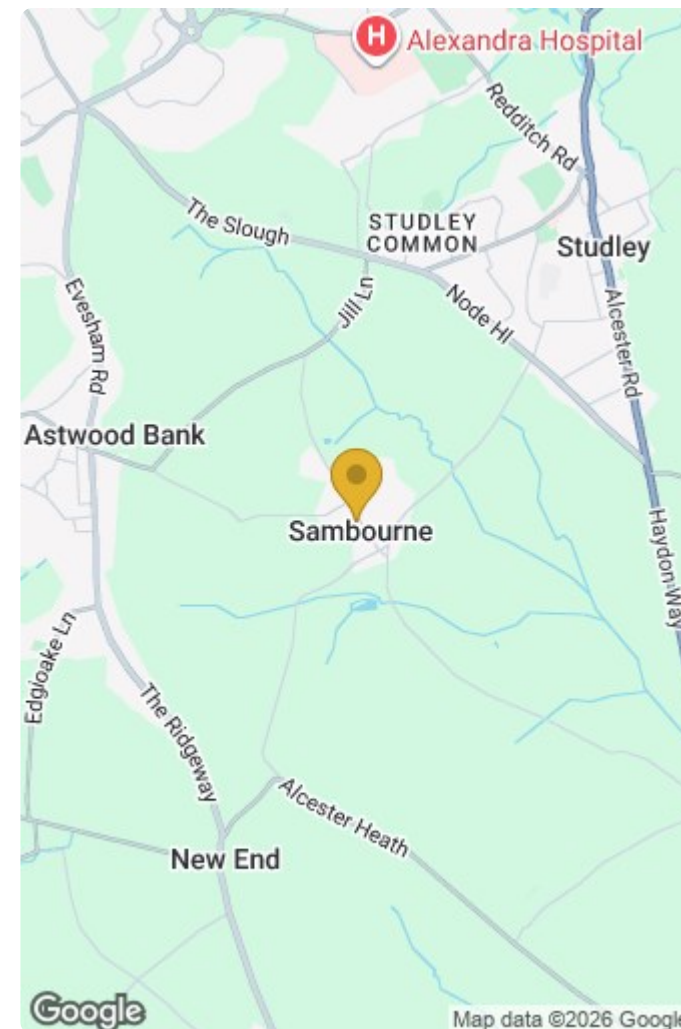
|                            |                               |
|----------------------------|-------------------------------|
| <b>Lean-to</b>             | 24'4" x 6'5" (7.44m x 1.97m)  |
| <b>First Floor Landing</b> |                               |
| <b>Bedroom 1</b>           | 10'2" x 13'3" (3.10m x 4.05m) |
| <b>Bedroom 2</b>           | 11'6" x 11'6" (3.51m x 3.51m) |
| <b>Bedroom 3</b>           | 7'8" x 9'2" (2.35m x 2.80m)   |
| <b>Bathroom</b>            | 5'7" x 7'4" (1.71m x 2.26m)   |







Total area: approx. 144.3 sq. metres (1553.4 sq. feet)



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