



Lords Lane, Studley, B80 7QW

Guide price £325,000

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HOMES

**** Charming detached thatched cottage in Studley ** NOT LISTED ** Wealth of character including exposed timber beams and brick fireplace ** One double bedroom with generous dressing area ** Separate living and dining rooms ** Fitted kitchen ** Ground-floor bathroom ** Generous gravelled driveway ** Detached double garage ** Attractive landscaped front garden ** Private paved seating area ****

A charming detached thatched cottage situated in Studley, offering a wealth of character while importantly being NOT LISTED. The property features exposed timber beams, leaded windows and a traditional brick fireplace, together with one double bedroom and a generous dressing area, separate living and dining rooms, a fitted kitchen and ground-floor bathroom. Outside, there is a landscaped front garden, private paved seating area, generous gravelled driveway and a substantial detached double garage.



The property is approached via a broad gravelled driveway, enclosed by mature hedging and providing ample off-road parking. The driveway leads to the detached double garage, while the cottage itself sits behind an attractive landscaped front garden with neatly maintained lawn, established shrubs and mature planting.

The dining room is full of character, with exposed ceiling beams, traditional timber detailing and a leaded window bringing in natural light. There is ample space for a dining table and chairs, with the staircase rising to the first floor and access continuing through to the kitchen.

The living room is particularly inviting, with exposed timber beams running across the ceiling and a striking brick fireplace forming a natural focal point. Leaded windows provide plenty of natural light, while the traditional arched timber doorway adds further charm. The room offers comfortable space for a range of seating and freestanding furniture.

The kitchen is fitted with a range of timber-fronted wall and base units, contrasting work surfaces and tiled splashbacks. There is an inset sink positioned beneath the window, an integrated oven with gas hob above, together with space and plumbing for additional appliances. Dual-aspect windows help create a bright and practical space.

Also positioned on the ground floor is a well-presented bathroom, fitted with a panelled bath and shower over, pedestal wash hand basin and WC. Decorative patterned tiling adds character, while a window provides natural light and ventilation.

To the first floor, the accommodation opens into a generous dressing area with exposed timber beams, a leaded window and ample space for wardrobes, drawers and additional storage furniture. The traditional balustrade and visible timbers continue the cottage character, with the space leading directly through to the bedroom.

The bedroom is a charming double room with exposed beams, a leaded window and sloping ceiling lines adding to the character of the property. There is comfortable space for a double bed and further freestanding furniture.

Outside, the principal garden is positioned to the front of the cottage and has been attractively landscaped with lawn, mature shrubs and established boundary planting, creating a pleasant setting around the property.

To the side/rear is a paved seating area providing space for an outdoor table and chairs, ideal for relaxing or entertaining. Pathways continue around the cottage, with mature planting and hedging helping to provide a good degree of privacy.

The detached double garage measures approximately 18'9" x 16'3" and provides excellent space for vehicles, storage or workshop use.

Situated in Studley, the property is well placed for a range of local amenities, including shops, cafés, schools and everyday services, while also offering convenient access towards Alcester, Redditch and the surrounding Warwickshire and Worcestershire countryside.

Overall, this is an individual and characterful home combining the charm of a traditional thatched cottage with the practical benefit of being NOT LISTED, together with useful outside space, generous parking and excellent garaging.

Dining Room	11'4" x 13'6" (3.47 x 4.12)
Kitchen	5'0" x 12'0" (1.54 x 3.66)
Living Room	11'4" x 10'11" (3.47 x 3.35)
Bathroom	5'0" x 12'5" (1.54 x 3.81)
Bedroom 1	11'5" x 11'5" (3.50 x 3.49)
Large Dressing Room	11'5" x 13'0" (3.50 x 3.98)
Double Garage	18'9" x 16'2" (5.72 x 4.94)







Total area: approx. 93.5 sq. metres (1006.3 sq. feet)

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.

