

**Edgiock Lane**

REDDITCH

**£500,000**



# Four Bedroom Detached Cottage

## Features

- DETACHED TRADITIONAL COTTAGE
- FOUR BEDROOMS
- MODERN BATHROOM
- TWO RECEPTION ROOMS
- SPACIOUS KITCHEN
- SEPARATE UTILITY WITH GUEST CLOAKROOM
- DETACHED DOUBLE GARAGE
- EXTENSIVE PICTURESQUE GROUNDS
- SCENIC VILLAGE LOCATION
- CIRCA TWO ACRE PLOT

## Description

**Summary:** A delightfully characteristic four bedroom detached cottage situated in the desirable and scenic village location of Astwood Bank. The cottage sits within a idyllic countryside plot approaching two acres of land and has retained many original features such as exposed beams and latched doors. The cottage also benefits from a detached double garage.

**Description:** This beautifully presented traditional detached cottage offers a wealth of versatile living space with retained original features along with picturesque surroundings. The accommodation briefly comprises:- A lounge with dual aspect windows and brick built feature fireplace, a separate and spacious dining room, a traditional kitchen with a range of fitted units, a rangemaster cooker, space for a table and chairs for more comfortable dining and access to the rear porch, separate utility and guest cloakroom. A rising staircase leads to the first floor and offers a spacious landing with doors radiating to:- The master bedroom with dual aspect windows, a further two well proportioned bedrooms and a forth of single use. The family bathroom is of a modern design and benefits from a bath, separate shower enclosure, sink and WC.

**Outside:** The front aspect of the property is approached by a private, gated sweeping driveway leading to the rear of the property with space for several vehicles to park. The generously proportioned grounds have been well maintained and provide a tranquil setting to the cottage with stunning countryside views.

**Location:** The village of Astwood Bank offers a number of amenities, with the nearby town of Redditch offering easy access to motorway links (M42, Jct 2&3) and good rail and bus links. There are also excellent leisure facilities along with cultural attractions, including the Kingfisher Shopping Centre.



Room Dimensions:

Porch

Hall

Utility Room: 7' 4" x 5' 10" (2.25m x 1.80m)

Kitchen: 16' 10" x 13' 5" (5.15m x 4.10m)

Dining Room: 16' 10" x 9' 6" (5.15m x 2.90m)

Lounge: 18' 11" x 12' 5" (5.78m x 3.80m) max

Double Garage: 17' 4" x 16' 10" (5.30m x 5.15m)

Stairs To First Floor Landing

Master Bedroom: 13' 5" x 11' 5" (4.10m x 3.50m)

Bedroom Two: 12' 1" x 11' 5" (3.70m x 3.50m)

Bedroom Three: 11' 5" x 9' 6" (3.50m x 2.90m)

Bedroom Four: 8' 9" x 7' 3" (2.68m x 2.22m)

Bathroom: 10' 4" x 5' 1" (3.15m x 1.55m)



# Edgioake Lane, Astwood Bank

## Ground Floor



Double Garage



Total Area Approx (not inc garage)  
137.2 sq metres (1477 sq ft)

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.

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EPC: TBC

COUNCIL TAX BAND: F

TENURE: Freehold

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

01527 540 654

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373 Evesham Road  
Redditch  
Worcestershire  
B97 5JA