

Hames Lane

Newton Regis, Tamworth, B79 0NH

John 
German





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£425,000

A charming country cottage overlooking fields towards Seckerton Church and enjoying a quiet country lane location in this much sought after village. Full of fabulous features including exposed beams, beautiful fireplaces, ledge and brace doors and a wonderful Shepherd's Hut garden room.

This property is beautifully positioned down a very favoured cul de sac lane set in the heart of the village. Newton Regis is located in the heart of the countryside, only five minutes from junction 11 of the M42 and provides easy access to Birmingham and the East Midlands. Birmingham New Street is 18 minutes on the train from Tamworth (10 minutes' drive away). A vibrant social life awaits for those wanting to get involved and embrace village life, with a great school and Church. Finally, a visit to the village would not be complete until you have sat by the duck pond, fed the ducks and taken in the relaxing atmosphere that Newton Regis has to offer.

Accommodation - A large feature canopy porch provides a welcoming sheltered entrance on a rainy day and a half glazed entrance door leads you through into a quarry tiled floored hallway with stairs leading off. To your right a cottage style latch door opens to reveal a fabulous snug with a feature cast iron fireplace with timber surround at the focal point, dual aspect windows keep the room light and bright and there is a feature fitted corner cabinet.

To your left is the sitting room, an equally gorgeous room, this time with exposed original beams, dual aspect windows and a stunning focal point provided by the cast ornate fire/range with pine surround and tiled hearth. A latch door connects through to the kitchen - the heart of the home and a wonderful room with multi aspect windows and views across the lane. An extensive range of bespoke hand crafted cabinets wrap around three sides of the room with granite countertops over having an inset Belfast style cottage sink. The focal point of this room is the gorgeous electric Aga oven, a lovely warming feature. Tiled flooring runs throughout the room and a half glazed door leads out to the side driveway.

Set either side of the sink area behind concealing doors are two appliances spaces for washing machine etc and there is more than ample room for a large farmhouse table for friends to gather around.

On the first floor leading off the corridor landing you will find there are three excellent bedrooms, all of which have stunning countryside views. Particular attention should be drawn to bedroom one, a lovely double sized room with fitted wardrobes, field views and latch door leading to an adjoining dressing room with further field views. A further connecting door leads you through to its own private en suite which has a shower cubicle with shower above, pedestal wash hand basin and WC plus attractive tiling to the walls.

Bedroom two has a lovely feature decorative cast iron fireplace, stripped floorboards underfoot, a built-in double wardrobe and views to the fore. Bedroom three again has views and built in wardrobes. The family bathroom has a period style heritage design with full height tiling with feature border tile, tall ladder towel radiator and a white suite comprising pedestal wash hand basin, WC and bath with mains shower above. An airing cupboard has a useful slatted linen shelving area.

Outside the cottage is set down a quiet dead-end lane in the heart of the village with fields to the fore with country walks right from your doorstep. A driveway provides off road parking and the rear garden is laid mainly to lawn featuring a wonderful Shepherd's Hut which has light and power, a perfect getaway treat or home office space.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

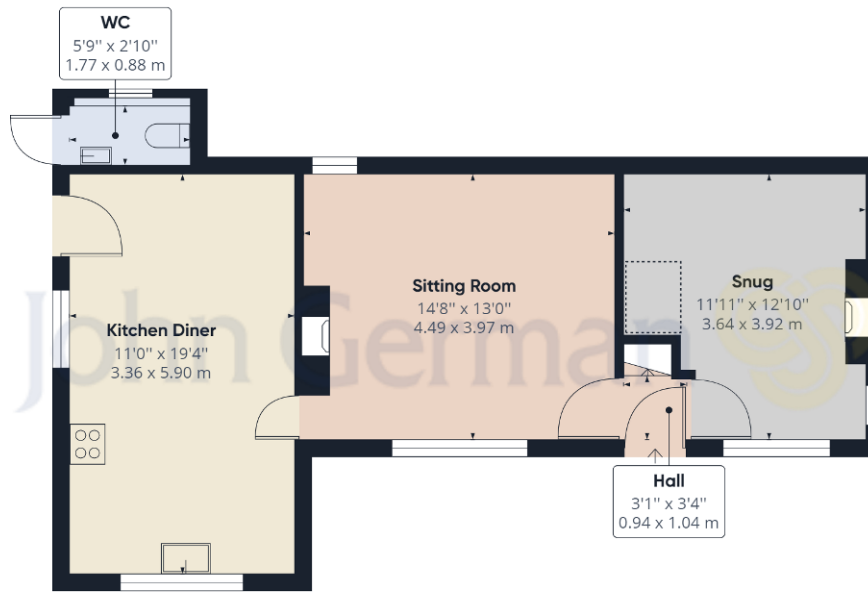
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.northwarks.gov.uk

Our Ref: JGA/14022023

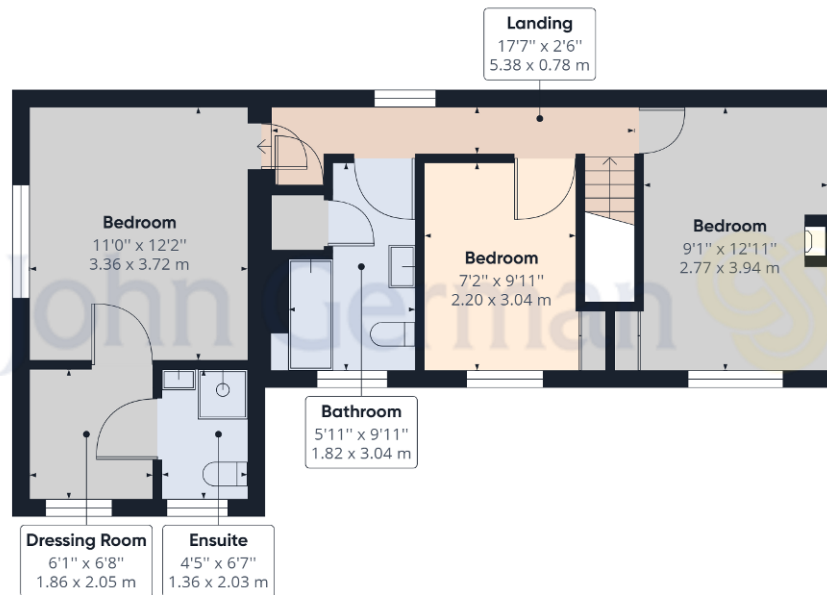
Local Authority/Tax Band: North Warwickshire Borough Council / Tax Band E







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1091.03 ft²


101.36 m²

Reduced headroom

9.32 ft²

0.87 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		104 A
81-91	B		
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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