

# Main Road

Newton Regis, Tamworth, B79 0NF

John   
German





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£750,000

**Extending to almost 2500 sq.ft of internal living space, Kings Cottage is enriched by magnificent original details and awash with character. The interior is a gorgeous mix of old and new and a special mention must go to the breathtaking open plan breakfast kitchen with bi-fold doors, original well feature and adjoining garden room with full height glazed gable window.**

This exquisite detached home is located in the pretty village of Newton Regis that is set in the heart of the countryside only five minutes or so from junction 11 of the M42 providing easy access to Birmingham. East Midlands and Birmingham New Street is 18 minutes on the train from Tamworth (15 minutes drive away). A vibrant social life awaits all those wanting to get involved and embrace village life with a great school, village pub and church. A visit to the village will not be complete until you have sat by the duck pond and take in the wonderful atmosphere that Newton Regis has to offer.

**Accommodation** - The property lies in the heart of the village set back behind a driveway providing plentiful parking and access to an integral garage. Set beneath a sheltering canopy porch with flagged floor is the entrance door that opens into a welcoming reception hallway. Directly ahead is a useful cloaks/boot room which has a guest's cloakroom off and the benefit of an internal door accessing the integral garage.

From the hall a feature arched door opens into a wonderful living room with study area, it has beautiful character beams to the ceiling and a stunning inglenook fireplace sitting as a warming focal point with beam mantel over. Alongside the living room is a separate beamed family/sitting room with views over the garden plus a fireplace with an inset log burning stove. A spacious separate dining room has a feature sitting area to one side, a fireplace and double doors connect through to the adjacent kitchen/garden room.

At the heart of the home is a luxury open plan family kitchen with adjacent garden room. The kitchen has a vaulted ceiling with inset skylights and comes well equipped with an extensive range of cabinets wrapping around three sides, granite countertops, inset Belfast sink, an integrated dishwasher, wine chiller plus space for an American style fridge freezer. Sitting at the centre is a fabulous feature Aga with companion gas oven to the side. Full width bi-fold doors open to allow full access out to the landscaped gardens, perfect for summer entertaining. Set underfoot is a practical tiled floor which runs through into the garden room and features an inset original well with glass cover above. The garden room is a lovely light and bright sitting space that is characterised by its full feature glazed gable wall with views across the gardens. There are double glazed French doors opening out onto the patio area.

On the first floor there are four well proportioned bedrooms in total, one of which benefits from a lovely refitted en suite shower room with glazed shower cubicle, attractive tiling to the walls, vanity unit with inset wash hand basin and close coupled WC plus a ladder style radiator. The second bedroom is a wonderful feature room with beautiful beamed ceiling and an original fireplace. The third bedroom benefits from an en suite WC.

The family bathroom is another beautiful room with attractive wooden flooring, a freestanding claw and ball roll top bath with telephone mixer tap, separate shower cubicle, pedestal wash hand basin, WC and bidet plus beams to the part vaulted ceiling and two windows overlook the rear garden.

**Outside** - The rear gardens have been lovingly landscaped with lawned areas and extensive paved patio with barbeque area to the side, surrounded by mature planted borders, feature pond and the gardens enjoy a fabulous degree of privacy.

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

**Property construction:** Detached

**Parking:** Drive and garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** North Warwickshire Borough Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/09042024

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Approximate total area<sup>(1)</sup>

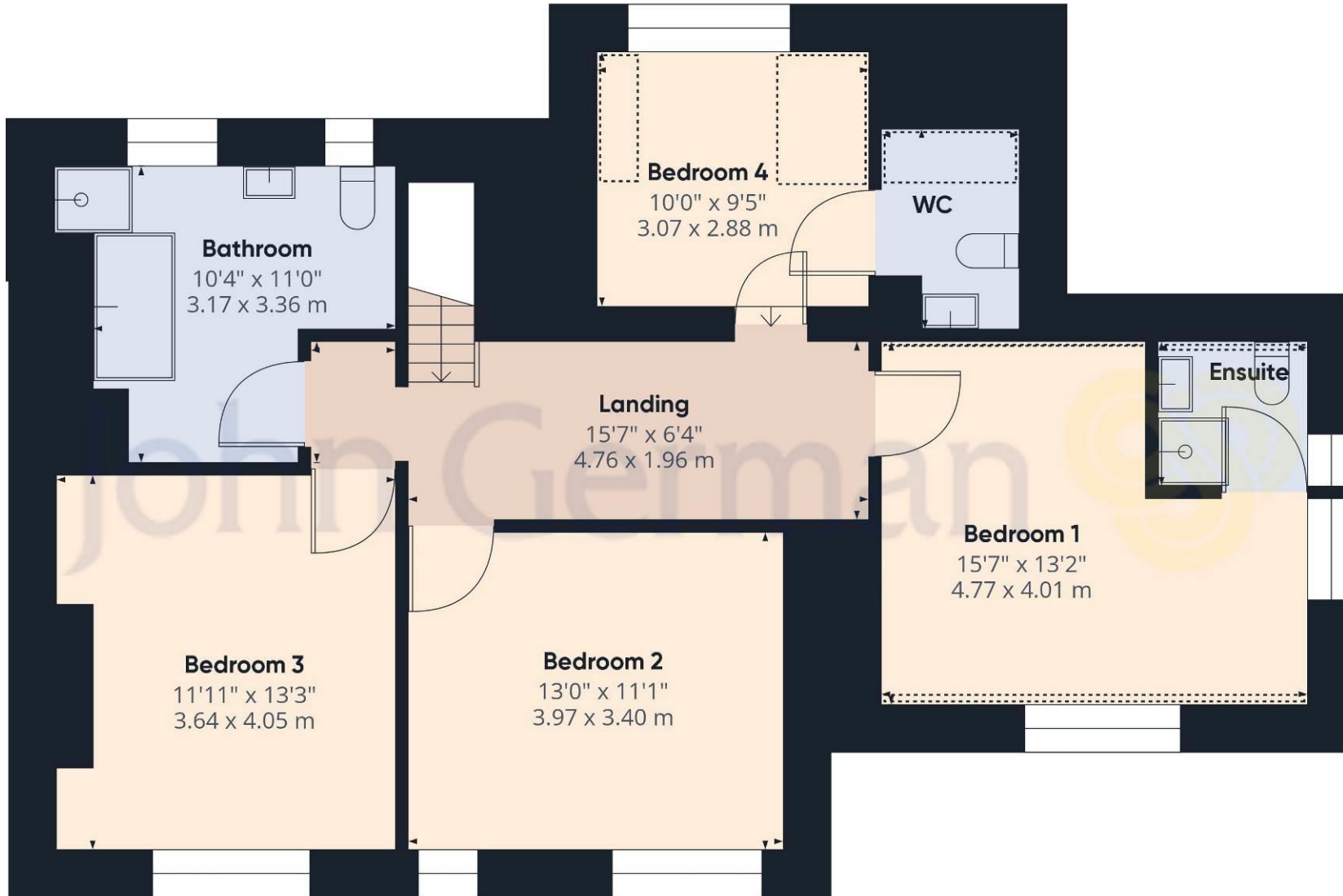
1636.28 ft<sup>2</sup>  
152.01 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

Ground Floor



**Approximate total area<sup>(1)</sup>**

836.07 ft<sup>2</sup>  
77.67 m<sup>2</sup>

**Reduced headroom**

36.8 ft<sup>2</sup>  
3.42 m<sup>2</sup>

(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.

**GIRAFFE 360**

Floor 1



Duck pond in the village

### Agents' Notes

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**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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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