



**8 Riverside,**  
Studley, B80 7SD

Jeremy  
McGinn & Co 

**Available at  
Offers In The Region Of  
£600,000**



Nestled in a highly desirable location within the village of Studley, this beautifully presented and extended detached family home offers an exceptional blend of space, style, and versatility. Perfectly positioned just a short stroll from excellent local amenities and highly regarded schools, this property also enjoys a truly enviable setting backing directly onto the picturesque River Arrow.

Boasting five well-proportioned bedrooms, the home provides flexible living accommodation ideal for modern family life. Of particular note is the ground floor fifth bedroom, complete with its own contemporary shower room, offering superb 'annexe potential' or an ideal space for a home office, playroom, or gym.

The ground floor welcomes you into the reception hall, leading to a large living room featuring a wood-burning stove. A conservatory overlooks the rear garden, while the heart of the home is undoubtedly the extended open-plan dining kitchen, thoughtfully designed with modern fittings, integrated appliances, and skylight windows that flood the space with natural light. A separate utility room and downstairs WC complete the ground floor accommodation.

Upstairs, the principal bedroom benefits from fitted wardrobes and an en-suite shower room. Three further generously sized bedrooms are served by a contemporary family bathroom, all finished to a high standard throughout. Externally, the property truly excels. The beautifully landscaped rear garden has been designed for low maintenance and maximum enjoyment, featuring a spacious patio, artificial lawn, pergola, and even a dedicated bar area—perfect for entertaining. A standout feature is the decked terrace extending over the river, along with a further patio providing direct access to the River Arrow—ideal for launching a canoe or simply enjoying the tranquil waterside setting. To the front, a paved driveway provides off-road parking for two to three vehicles, complemented by a neat lawned garden.





**Tax Band: F**

**Council: Stratford**

**Tenure: Freehold**

Studley is one of the largest villages in Warwickshire with a population of around 6,500. It lies to the far west of the county just beyond the outskirts of Redditch.

The growth of Studley to its present size was based on the development of the needle industry which flourished in the area from the 17th Century. During the 19th Century steam powered mills were built to produce needles, fishing hooks and fishing tackle which contributed much to the prosperity of the village during the 19th and 20th centuries. The best known local landmark is Studley Castle, a 19th century manor house, designed in the Gothic Revival style and now a successful hotel.

Situated within easy reach of Stratford-Upon-Avon, Redditch and Birmingham, Studley also benefits from its proximity to the Warwickshire and Worcestershire countryside as well as many local amenities. These include 2 supermarkets, Post Office, bakeries and butchers. It also benefits from highly rated primary and secondary schools, churches of different denominations, a well-equipped village hall, doctors, vets and dentists. All of these factors alongside a diverse range of residential properties continue to make Studley a desirable area to live.

#### Money Laundering Regulations – Identification Checks

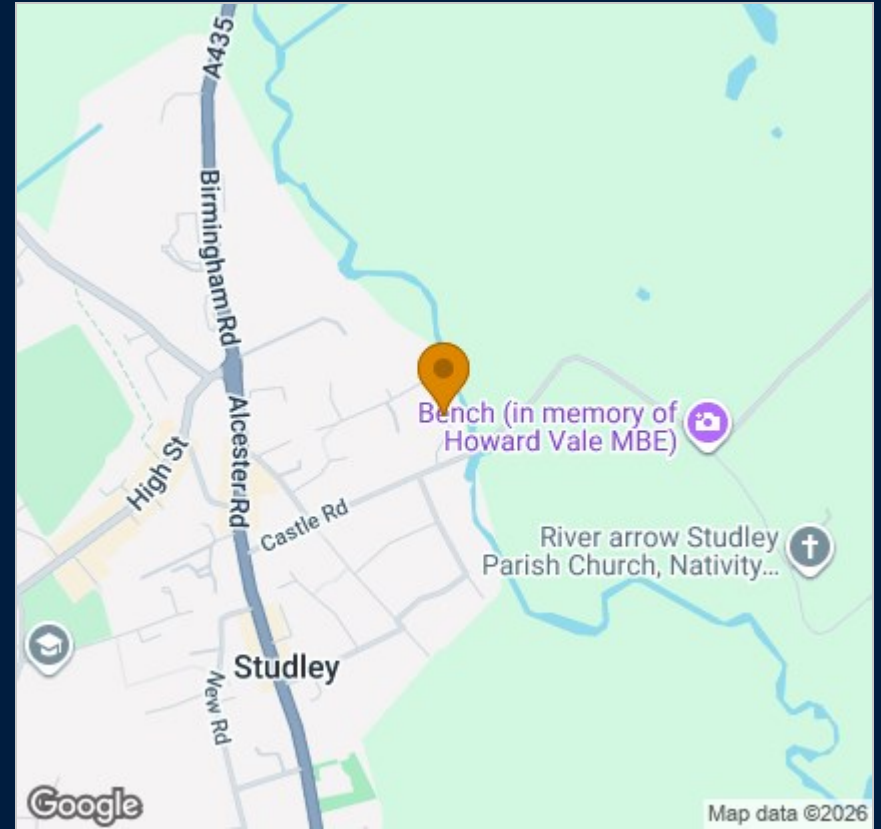
In line with The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

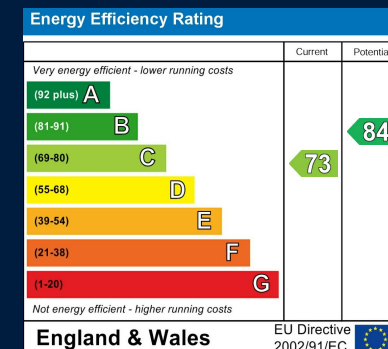
# Floor Plan



# Map



# Energy Performance



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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