



Holt Gardens ,
Studley, B80 7NU

Jeremy
McGinn & Co 

Guide Price £575,000



Situated in a sought-after quiet and private lane on the outskirts of Studley, an immaculately presented and extremely spacious, detached family home in total amounting to approx. 3,000 sq ft (including the detached garage and the large and versatile loft room).

This stunning home sits on a small private road of individual properties with good access to the town centre and the local schools.

The accommodation includes an entrance porch, an impressive reception hall with exposed brick wall alongside the staircase leading up to a gallery landing and a large living room with bay window to the front, feature fireplace and sliding doors into a large conservatory. Double doors from the living room open into the dining kitchen although there is a formal dining room or office/family room and a downstairs WC,.

Upstairs a bright landing provides access to four double bedrooms, 3 with fitted wardrobes, the master bedroom with an en-suite and a modern family bathroom with bath and shower. From the landing a loft ladder provides access to a huge attic room with two velux windows, a vast amount of storage and huge potential to adapt into further living space (subject to pp).

To the front a block-paved driveway edged with shrub borders provides parking for 3 vehicles and the



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access to the detached double garage.
The rear garden is fully enclosed and landscaped to include a central circular lawn enclosed with several paved areas interspersed with mature shrub borders. There is a shed and a greenhouse.

A super family home in a good location presented in excellent condition close to sought-after local schools and the many amenities of Studley.





Tax Band: G

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.

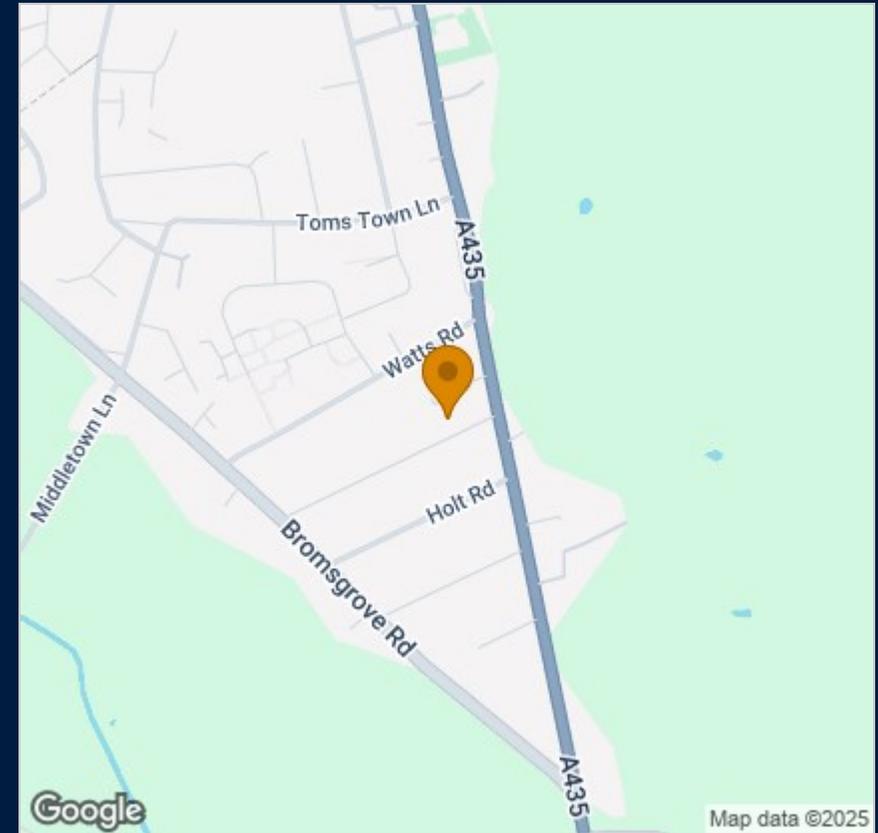
Situated within easy reach of Stratford-Upon-Avon, Redditch and Birmingham, Studley also benefits from its proximity to the Warwickshire and Worcestershire countryside as well as many local amenities.

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.

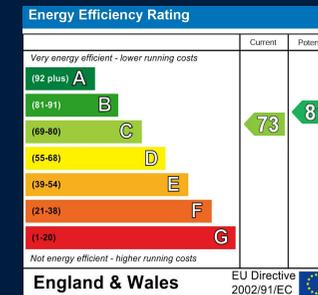
Floor Plan



Map



Energy Performance



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