



Node Hill,
Studley, B80 7RG

Jeremy
McGinn & Co 

Available at
Asking Price £640,000



For sale with the benefit of No Onward Chain, a chance to acquire a substantial and mature detached residence occupying a prime non-estate position within the sought-after village of Studley. Set behind a well-screened frontage, the property offers extensive off-road parking for multiple vehicles and enjoys a high degree of privacy.

Benefiting from gas central heating and UPVC double glazing throughout, the spacious and versatile accommodation briefly comprises a welcoming reception hall, elegant living room with feature fireplace, and a large conservatory/garden room overlooking the rear gardens. Additional accommodation includes a formal dining room, family room/snug, and a fitted kitchen with integrated appliances.

Further enhancing the flexibility of the layout are two additional generously sized reception rooms together with a utility room, with WC offering excellent potential to create a semi-independent annexe if required.

To the first floor, the property features a principal bedroom with en-suite facilities, three further well-proportioned bedrooms, study and a luxury bathroom including wet room style shower & free standing bath.

Externally, the rear of the property boasts extensive mature gardens, beautifully screened and well established, providing a private and peaceful outdoor setting.





Tax Band: E

Council: Stratford on Avon District Council

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.

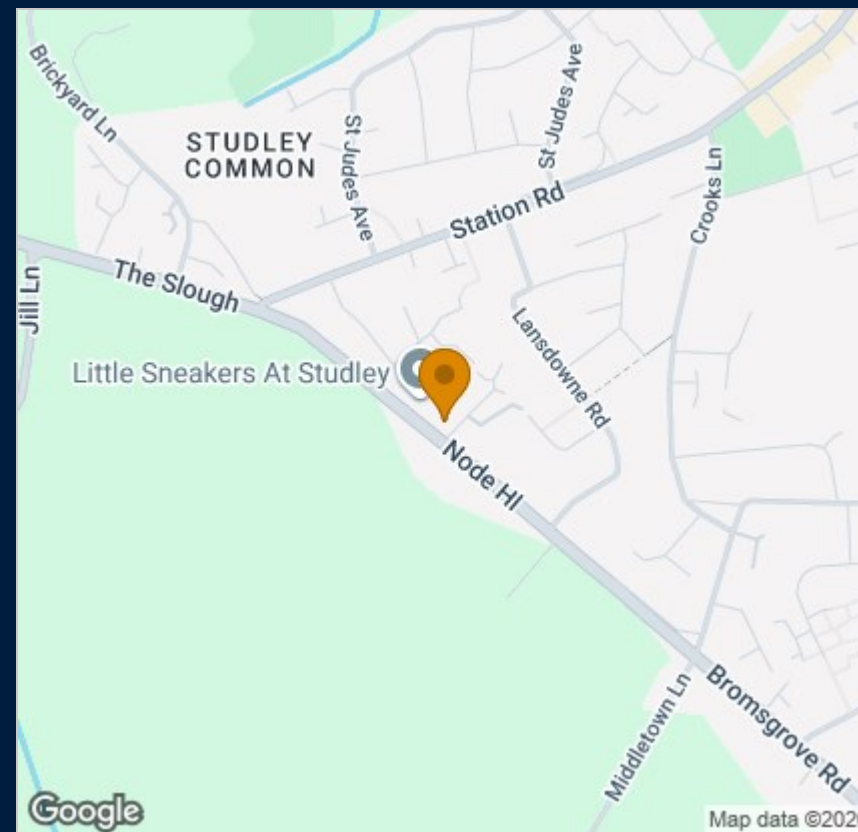
The growth of Studley to its present size was based on the development of the needle industry which flourished in the area from the 17th Century. During the 19th Century steam powered mills were built to produce needles, fishing hooks and fishing tackle which contributed much to the prosperity of the 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.

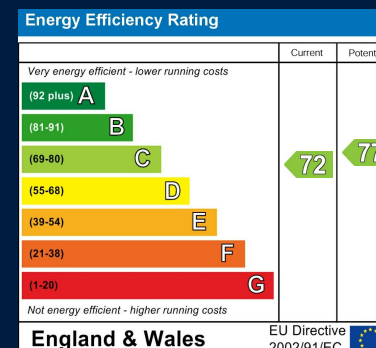
Floor Plan



Map



Energy Performance



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.

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.

55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN
 Tel: 01789 868168 Email: stratford@jeremymcginn.com
 www.jeremymcginn.com