



506 Groveley Lane, Cofton Hackett

arden
ESTATE AGENTS

£625,000

506 Groveley Lane

Cofton Hackett

An exceptional extended detached residence, offering over 1,800 sq ft of highly versatile living space, boasting FOUR generously proportioned reception rooms (one enhanced by a wood burning stove) and a beautiful modern breakfast kitchen. The outstanding tiered and landscaped rear garden (approx. 50m/164 ft long!) enjoys a sought after south westerly orientation and showcases an incredible backdrop of the Lickey Hills. Discreetly positioned along a private road off Ten Ashes Lane, and forming part of an enclave of just five other properties, the property is idyllically positioned between the Lickey Hills and Cofton Park yet within easy access of Barnt Green, Longbridge and the Midlands motorway network.

Council Tax band: F

Tenure: Freehold

- Substantial extended home offering over 1,800 sq ft of flexible living accommodation
- Exceptional south westerly facing tiered garden (approx. 50m/164 ft long!) with breathtaking backdrop of the Lickey Hills
- Spacious living room with a wood burning stove
- Front facing sitting room and separate dining room
- Conservatory enjoying elevated views over the rear garden
- Beautiful modern kitchen with integrated BOSCH appliances and space for breakfast dining
- Practical utility room with garden access leading to additional storage with front access
- Four bedrooms - three doubles and one single
- Family bathroom and additional en suite shower room
- Driveway providing parking for multiple vehicles plus useful attached storage for bikes and equipment





The accommodation is introduced by a large and welcoming entrance hallway which immediately sets the tone for the rest of this spacious home, complete with a convenient under stairs WC. From the hall, two versatile front facing rooms (detailed on the floorplan as a sitting room and dining room) offer flexibility to suit a variety of needs. A generous living room provides a superb main family space, centered around a wood burning stove and enjoying double doors that open into a conservatory, perfectly positioned to take in the outstanding views across the garden.

The beautifully appointed modern kitchen overlooks the rear garden and offers ample space for breakfast dining. It is fitted with a range of integrated appliances, including a BOSCH eye-level electric oven, combi oven, fridge, dishwasher and gas hob. The kitchen also leads through to a practical utility room with direct access to the garden, housing the boiler, and in turn connecting to a further storage room with front external access.

To the first floor, a generous principal bedroom enjoys stunning views over the garden and beyond and is fitted with a comprehensive range of fitted wardrobes, drawers and two bedside tables. There are two further well proportioned double bedrooms, one of which benefits from a cleverly designed en suite shower set into the eaves. The family bathroom is fitted with a modern suite, including both a bath and a walk in shower. A split-level section of the landing leads to a fourth, single bedroom, complete with useful eaves storage.

Please note, a lift is currently installed between the dining room and bedroom three, which the sellers have offered to remove at no cost to the buyer if preferred.

Outside

Outside, the exceptional south-westerly facing rear garden is undoubtedly a standout feature. Thoughtfully landscaped and beautifully stocked, it offers year round interest and enjoyment. A large decked terrace provides an elevated vantage point across the garden, with steps leading down through carefully arranged planting to a charming two tiered pond.



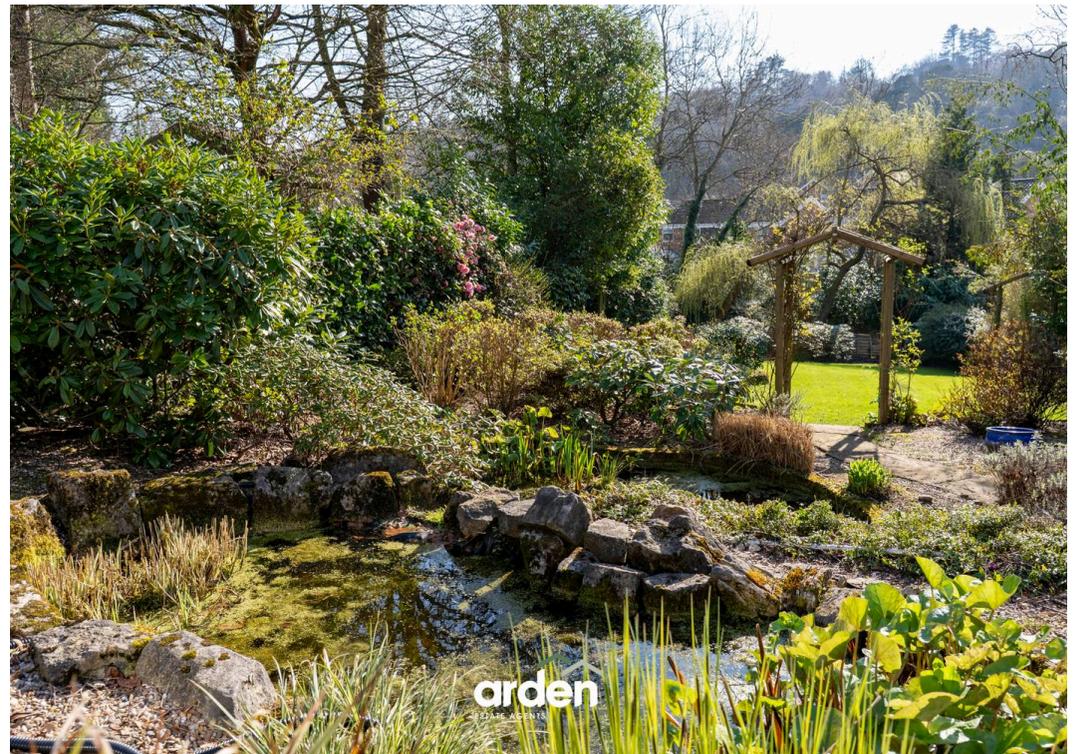
Beyond this lies a generous level lawn with a raised circular rose bed, and a discreet fenced area at the far end suitable for composting or additional storage. The entire garden is enclosed by hedged boundaries and enjoys a breathtaking backdrop of the Lickey Hills. To the front, a driveway provides off-road parking for multiple vehicles, alongside a useful attached storage building, ideal for bicycles and outdoor equipment. The property is situated on a private road. The road is not publicly maintained, and responsibility for its upkeep rests jointly with the properties that benefit from and use it.

Location

Cofton Hackett is an ancient settlement mentioned in historical documents dating back to 780 AD and in the present day provides a wide range of local amenities including an 18 hole golf course, two churches, village hall, easy access to local schools as well as a popular public house 'The Oak Tree' and Sunday lunch at 'The Old Rose and Crown' hotel. Groveley Lane itself is perfectly located for many fine walks within both the renowned 524 Acre Lickey Woods and 135 Acre Cofton Park. Lickey Hills Primary School and Nursery is just over a mile up the road.

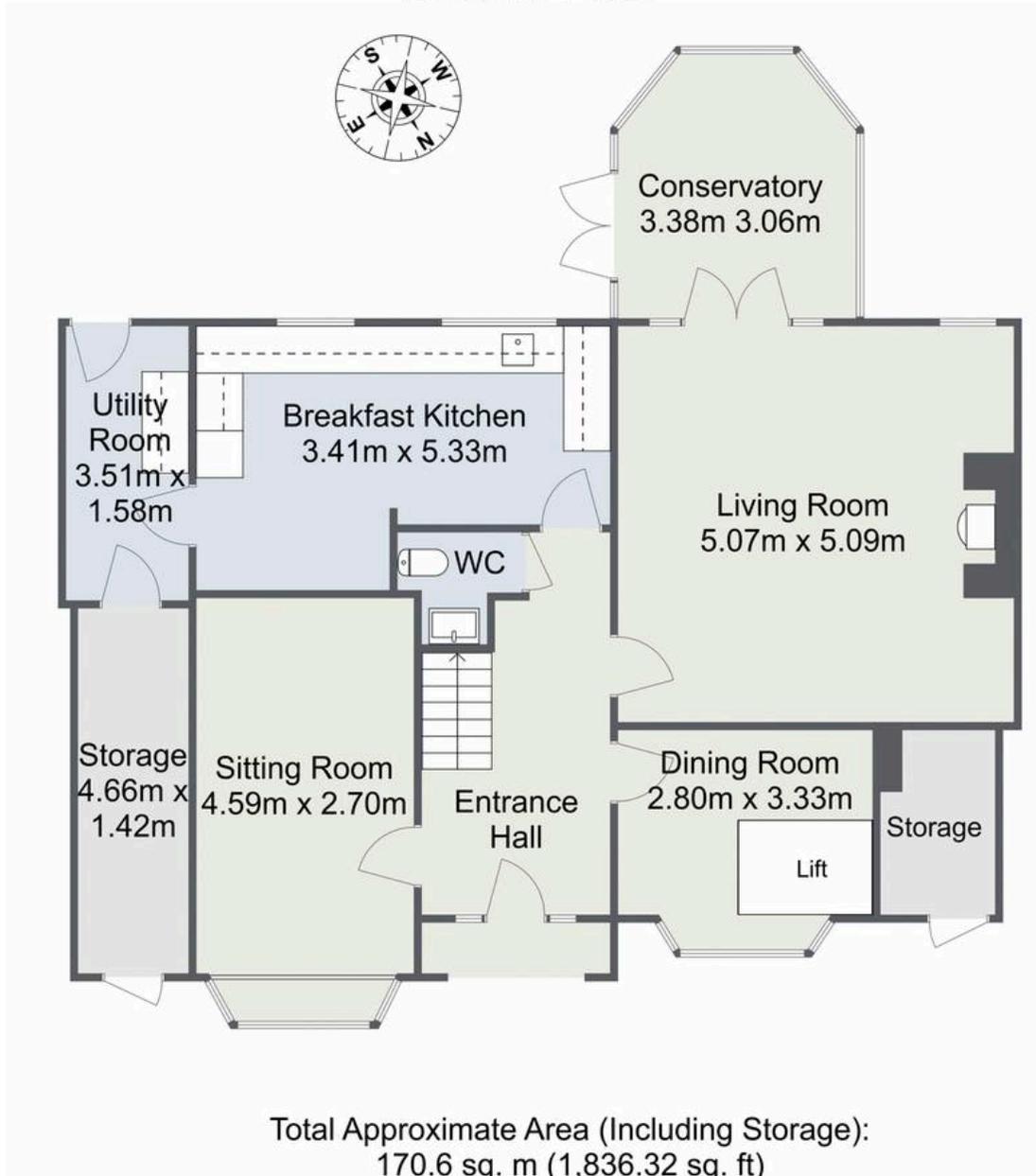
The bordering village, Barnt Green, is located approximately 1.4 miles away and offers everyday shopping facilities, sought after schooling, doctor's surgery, several dentists, the ever-popular Grade II listed 'Barnt Green Inn' and railway station (direct to Birmingham New Street). There are also many sporting facilities including a renowned sports club (one of the leading racquet clubs in the country), cricket club, sailing and many other clubs and societies. No more than 1.2 miles away is the recently regenerated Longbridge site (former MG Rover car plant), home to the largest Marks and Spencers in the Midlands. Access to the M42 is just 3.9 miles away and the M5 around the same distance.





Groveley Lane, Cofton Hackett

Ground Floor

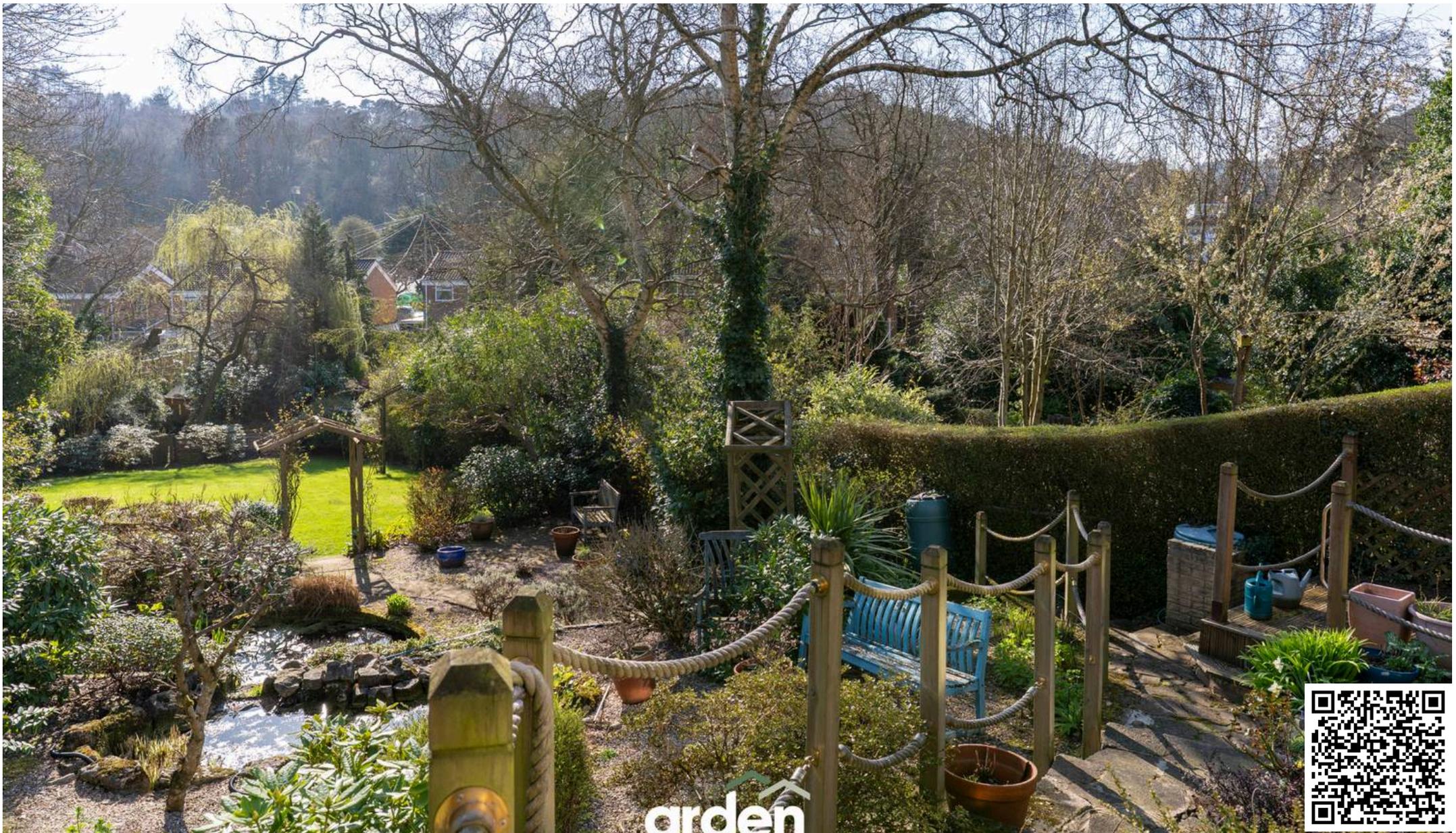


Total Approximate Area (Including Storage):
170.6 sq. m (1,836.32 sq. ft)

First Floor



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.



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