





## 'Tall Trees'

Built by Jarvis Construction circa 2019, Tall Trees is a beautifully appointed three bedroom executive bungalow discreetly nestled within a small gated development of just 5 unique homes. Surrounded by natural woodland and Worcestershire countryside beyond, this fabulous home is ideal for those wanting to reside in a secure, natural and peaceful environment.

The property has been cared for immaculately throughout by the present owners, so much so, it still feels like a brand new home. Finished to a very high standard, this luxurious bungalow offers bright and spacious accommodation due to the high vaulted ceilings and apex style full-height windows allowing lots of natural light to flood through the rooms. The property further benefits from underfloor heating to the hall, kitchen breakfast family room and bathroom. The high quality features include Porcelanosa tiling, fabulous plantation shutters, oak internal doors, beautiful flooring throughout and a unique double-sided fireplace to name but a few. This superbly situated home must be viewed to fully appreciate the wonderful location and luxurious accommodation this home has to offer.

**APPROACH** Electric gates from Curr Lane takes you down a pretty private lane through Bartles Wood and into this select development. Tall Trees is the first property you reach on entering. A composite from door gives access to:-

**WELCOMING HALLWAY** A well-proportioned hallway with beautiful flooring with underfloor heating and oak internal doors leading to the accommodation. The hall also benefits from a double door storage cupboard which houses the central heating boiler.

**LIVING ROOM** A beautiful living room with high vaulted ceiling and Apex full height windows to the rear elevation and with the benefit of French doors giving access to the rear garden. Certainly a stand out feature of this lovely space is the 'see-through' fireplace with black granite hearth and mantel over and double sided log burner which shares its warmth with the family room.





**OPEN PLAN KITCHEN FAMILY ROOM** A wonderfully bright and spacious open plan kitchen with adjoining family room, with beautiful porcelain flooring, again with high vaulted ceiling and full height windows, electrically operated skylights, as well as doors opening into the rear garden. The kitchen area is fitted with a range of good quality eye and base level units and drawers with contrasting Quartz White Mirror work surfaces over, and a large central island ideal for informal family dining. With integrated Neff dishwasher, Neff induction hob and extractor over, Neff oven, integrated multi-functional oven and grill, integrated fridge freezer, wine fridge, additional full height freezer, inset composite Franke sink and drainer with mixer tap and useful glass fronted drinks cabinet. The kitchen also has an open utility area to one side which gives even more useful storage together with a further composite Franke sink and drainer and integrated Neff washing machine and Hoover dryer.

The adjoining family area currently dressed with lounge furniture shares the wonderful 'see-through' fireplace with double sided log burner with the living room and could easily be utilised as a more formal dining room should the new owners prefer.

**MAIN BEDROOM** Fitted with a range of wardrobe storage to one wall and window to rear elevation.

**EN SUITE** Fitted with a Vitra white suite comprising low flush WC, large walk-in shower with rainfall shower head and additional hand held shower attachment, wall mounted hand basin with storage beneath, full height tiling to walls and floor, inset downlighters, extractor fan and window to side elevation.

**BEDROOM** A good size second bedroom with fitted wardrobes and window to rear elevation.

**BEDROOM** The third bedroom has corner wardrobes and window to side elevation and is currently being used as a home office.



**FAMILY BATHROOM** A beautiful family bathroom with underfloor heating and being fully tiled comprising, panelled bath with central mixer tap, shower cubicle with overhead rainfall showerhead and additional hand held attachment, wall mounted hand basin with storage under, low flush WC, inset downlighters, extractor and window to front elevation.

**DOUBLE GARAGE** With Hormann sectional electric doors to front, light and power, part boarded roof space for storage and an electric car charger to the side external wall.

**LANDSCAPED WRAP-AROUND GARDENS** A beautiful wrap around garden being mainly laid to lawn with fenced boundaries, raised planters, shrub and flower beds, a fabulous paved terrace giving plenty of space to enjoy some quiet relaxation or al fresco dining and entertaining. There is a pretty water feature, external lighting, two external water taps, wood store and useful garden shed. The LPG tank is below ground in the front lawn so easily accessible. The woodland views surrounding this fabulous home are naturally stunning and no doubt house an abundance of native birds and wildlife.

#### ADDITIONAL INFORMATION

**TENURE:** FREEHOLD Purchasers should check this before proceeding. The residence of this small development currently pay approximately £200 PA per household which covers the costs of the electric entrance gate maintenance, communal lighting and emptying and maintenance of the shared septic tank.

**SERVICES:** We have been advised by the vendor there is LPG HEATING, WATER, ELECTRICITY, AND SHARED SEPTIC TANK connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** We understand to lie in Band F

**ENERGY PERFORMANCE CERTIFICATE RATING:** C We can supply you with a copy should you wish.

**VIEWING:** By appointment only

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

**MONEY LAUNDERING REGULATIONS** Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







Total Internal Accommodation 167.83 square metres / 1,806 square feet (excluding garage)

## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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