

Sandy Lane Farm,
Sandy Lane,
Kidderminster,
Worcestershire,
DY11 5QZ

Offers Based On
£985,000







WALTON & HIPKISS

Sandy Lane
Kidderminster
DY11 5QZ

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Full Description
Sandy Lane Farm's internal layout is impressive, with super sized living areas designed for both everyday comfort and entertaining. The main lounge has a genuine wow factor, offering an expansive, light filled space that frames the rural outlook. The extensive and wow factor breakfast kitchen flows into a generous dining area, creating a sociable heart to the home with a utility room leading off. All five bedrooms are doubles, with two enjoying their own en suite facilities. The principal bedroom is a standout feature, complete with its own en suite and a dedicated dressing room, the second bedroom enjoys it's own en-suite shower room and a well appointed family bathroom / shower room serves the remaining rooms. Outside, the property continues to deliver, with extensive driveway parking, an extensive detached garage and a wide range of workshops and sheds are positioned within the land and a rather unique outside kitchen fantastic for entertaining and enjoying those long summer evenings. The acreage wraps around the bungalow, providing excellent grazing and a sense of seclusion while still maintaining easy access to nearby amenities. The setting is truly idyllic, surrounded by rolling countryside and offering a peaceful rural lifestyle without compromise.
The grounds surrounding are secured via CAT5E cctv.
Council Tax Band: D
Energy Performance Certificate - E
Local Authority - Wyre Forest

Reception Hall
The reception hall welcomes you warmly into the home, featuring wooden flooring and allowing access to key areas including the open plan kitchen and dining lounge, bedrooms, and family bathroom. The hall provides a functional and bright entrance space.

Dining Lounge
25'06" (max) x 15'10" (max)
Stretching generously, the dining lounge offers a spacious and versatile living area flooded with natural light from multiple windows and French doors that open onto the rear garden and countryside views. The room's clean, neutral decor and wooden flooring creates a welcoming atmosphere, perfect for both relaxing and entertaining.

Open Plan Breakfast Kitchen
25'06" (max) x 14'06" (max)
The open plan breakfast kitchen combines practicality with comfort, There is ample space for cooking and casual dining, with a breakfast bar that overlooks the dining lounge, creating a sociable hub for family life. Dual aspect windows keep the room bright while offering views over the garden and countryside.

Principal Bedroom
21'05" (max) x 15'09" (max)
The principal bedroom is a generous retreat, softly carpeted and decorated in warm, neutral tones. It offers plenty of space for furniture and features a large window with peaceful garden views. Adjacent is a well-appointed dressing room with built-in storage, leading through to a sleek en-suite shower room with modern fittings and tiled walls, providing a private and comfortable space.

Dressing Room
The dressing room adjacent to the principal bedroom is thoughtfully designed with ample shelving and hanging space, providing excellent wardrobe storage in a compact yet efficient layout.

Bedroom 2
16'03" (max) x 14'05" (max)
Bedroom 2 is carpeted and painted in soft pastel shades, comfortably accommodating a double bed and bedside furniture. A window fills the room with natural light, and an en-suite shower room with contemporary fittings adds convenience and privacy to this well-proportioned bedroom.

Bedroom 3
16'03" (max) x 10'09" (max)
Bedroom 3 is a comfortable double room featuring corner windows that provide views of the surrounding greenery and







ample daylight. The room is carpeted and neutrally decorated, creating a calm and restful environment.

Bedroom 4

14'06" (max) x 10'08" (max)
Bedroom 4 is a cosy, carpeted room with a window overlooking the garden. Its modest size makes it ideal for a guest room or study, with a peaceful outlook and neutral décor.

Bedroom 5

14'00" (max) x 10'08" (max)
Bedroom 5 offers a quiet space with carpet underfoot and neutral tones. A window looks out to the garden, and the room is well-suited to a variety of uses such as a bedroom or home office.

Feature Family Bathroom

9'07" (max) x 9'04" (max)
The feature family bathroom is elegantly tiled with modern fittings and includes a free-standing bath, a spacious walk-in shower, and a vanity unit with sink. Natural light filters through the window, illuminating this relaxing, well-appointed space.

Utility Room

10'08" (max) x 8'10" (max)
The utility room offers practical space for laundry and additional storage. It is accessible via the inner hallway and includes a door leading outside, making household tasks convenient and discreet.

Detached Garages

Detached garages provide secure parking and storage with easy access from the driveway. The spacious area is well-suited for vehicles and additional storage needs.



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Garden Workshops & Storage

Garden workshops and storage are divided into two adjoining spaces, offering ample room for gardening tools, equipment, and general storage.

Anti-Money Laundering Regulations

In accordance with current Anti-Money Laundering Regulations, we are legally required to carry out identity and verification checks on all prospective buyers and sellers. We take this responsibility very seriously and, in line with HMRC requirements, have appointed our trusted partner, Thirdfort, to conduct these checks securely on our behalf.

Once an offer has been accepted (subject to contract), Walton & Hipkiss will send you a secure link from Thirdfort enabling you to complete the required biometric identity checks electronically.

A non-refundable fee of £40 plus VAT per person is payable for this service, an invoice will be created and payment must be completed before proceeding the purchase or sale forwards.

Please note that these checks must be successfully completed before we are able to issue the Memorandum of Sale to the solicitors and formally progress the transaction.

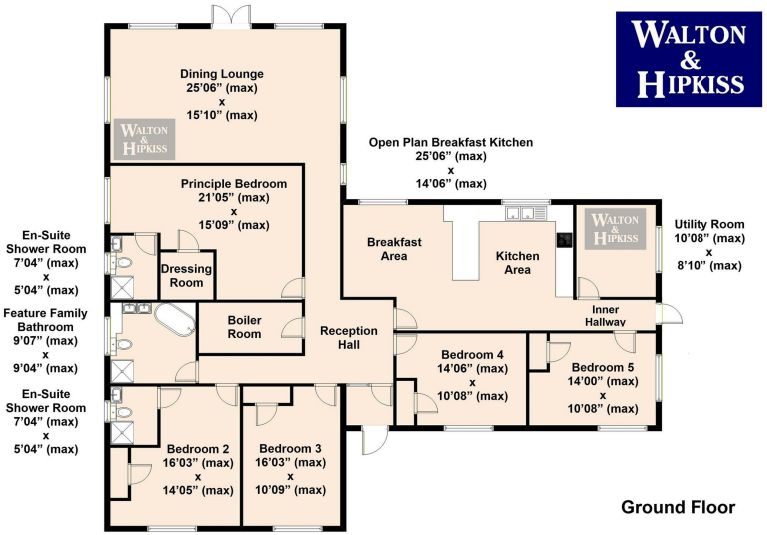
Should you have any questions regarding this process, please do not hesitate to contact our office, where a member of our team will be happy to assist.



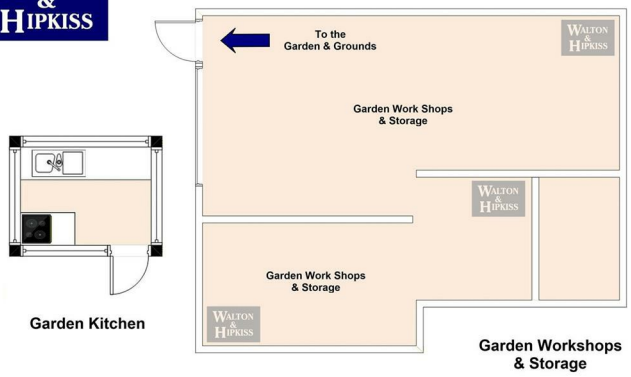






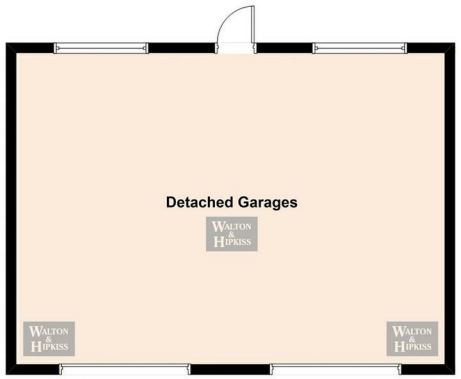


Ground Floor

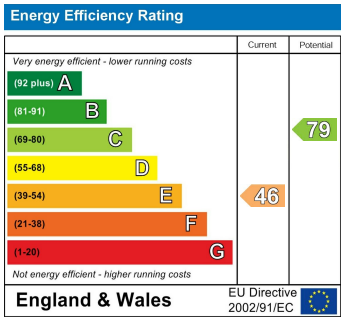


Garden Kitchen

Garden Workshops
& Storage



IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale but is to be used for identification purposes only and does not form part of any contract of sale.
All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances. Therefore, prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues, or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.



EPC Rating: E
Council Tax Band: D

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