



Botterham House,
Botterham, Nr. SWINDON/WOMBOURNE, DY3 4RA



Taylor's

Botterham House Nr. SWINDON/WOMBOURNE

Price: Offers in the Region of £780,000 - NO UPWARD

An **OUTSTANDING PERIOD DETACHED FAMILY HOME**, steeped in history and enjoying a tranquil canal side position, set within approximately 0.7 acres of gardens and woodland and surrounding by beautiful open countryside.

Having recently undergone a comprehensive renovation program, the **GENEROUS** accommodation offers a **STYLISH, SUPERBLY APPOINTED** and **HIGH SPECIFICATION** layout. With **UNDERFLOOR HEATING, UPVC DOUBLE GLAZING** the accommodation comprises: Light and airy Reception Hall, Guest cloakroom/ WC, Large Sitting Room, Snug, Formal Dining Room, Luxury Fitted Family Dining Kitchen with Integrated appliances, Home Office. Stairs lead down to the lower ground floor, which includes a Hallway and the **LARGE ORANGERY**. The first floor boasts **FOUR GENEROUS DOUBLE BEDROOMS, THREE ENSUITES** Dressing Room and a Family Bathroom.

The rear garden is generously sized and is complemented by an array of mature trees, which adds privacy and natural beauty. Botterham House also includes its own private woodland.

Whilst enjoying this beautiful setting, Botterham House is within easy reach from the nearby villages of Wombourne and Swindon, both of which offer friendly village shops, pubs, restaurants, schools and other amenities.

GROUND FLOOR

RECEPTION HALL 13' 5" x 13' 4" plus 12' 9" x 6' 8" maximum: Having a UPVC double glazed window overlooking the canalside, light grey wood style floor, ceiling spotlights, stairs to the first floor, understairs storage and built-in cloakroom/store.

SITTING ROOM 24' 2" x 13' 6": With two UPVC double glazed windows overlooking the canalside, light grey wood style floor, ceiling spotlights and stairs leading down to:

SNUG 13' 3" x 11' 0": With a UPVC double glazed windows to the rear and side aspects, light grey wood style floor and ceiling spotlights.

FORMAL DINING ROOM 14' 9" x 11' 8": Having UPVC double glazed window to the rear, radiator, a gallery style landing, stairs to the lower ground floor.

LOBBY: With stairs leading down to the lower ground floor through to the kitchen and door to:

WC: With low level flush WC, wash basin with vanity unit and a UPVC patterned double glazed window to the rear.

LUXURY FAMILY DINING KITCHEN 17'3 x 11'8 : Appointed with a range of grey high gloss finish units including the **INTEGRATED HOB, INTEGRATED OVEN, INTEGRATED FRIDGE, INTEGRATED FREEZER,**

BEDROOM FOUR 12' 6" x 10' 8" minimum, 13' 11" maximum: Having UPVC double glazed window to the front, radiator and ceiling spotlights.

FAMILY BATHROOM 10' 5" x 7' 2": Including the bath, wash basin with vanity unit, low level flush WC, heated towel rail, ceiling spotlights, extractor fan and a UPVC double glazed window to the front.

BOX ROOM/STORAGE 8' 5" x 3' 5": With ceiling spotlights and loft access hatch.

OUTSIDE

The property is approached by crossing the canal via the bridge and there is access alongside the towpath to the **DRIVE/PARKING** which leads through to the gardens/grounds.

SURROUNDING GARDENS AND GROUNDS: The generous and gently sloping driveway provides off-road parking for several vehicles and leads onto the extensive gardens and grounds which include lawns, established trees, a small river adjoins the rear boundary, the property also includes a private wooded area.





INTEGRATED WASHING MACHINE, INTEGRATED DISHWASHER, COOKER HOOD, large pan drawers, cupboard storage space, BREAK-FAST BAR, spotlights, two UPVC double glazed windows to the rear and a light grey wood style floor.

HOME OFFICE/STUDY 12' 0" x 6' 6": With a UPVC double glazed window to the front, ceiling spotlights and a light grey wood style floor.

LOWER GROUND FLOOR

LOWER FLOOR HALL 13' 7" x 10' 3": With a UPVC double glazed door and window to the rear gardens, light grey wood style floor, ceiling spotlights, understairs storage and door to:

ORANGERY 22' 2" x 10' 5": With UPVC double glazed French doors to the rear garden, UPVC double glazed windows upon two sides, wall lights and a light grey wood style floor.

FIRST FLOOR

FIRST FLOOR LANDING 14' 3" x 6' 2": With ceiling spotlights, radiator and doors to:

BEDROOM ONE 24' 3" x 13' 8": Enjoying the canalside outlook from the two UPVC double glazed windows to the front, ceiling spotlights and radiator. Door opens to stairs leading down to the:

DRESSING ROOM 11' 8" x 5' 1": With a UPVC double glazed window to the front, radiator and spotlights.

ENSUITE BATHROOM 11' 8" x 7' 11": Including a large shower cubicle, bath, twin wash basins with vanity unit, low level flush WC, heated towel rail, ceiling spotlights, extractor fan, a UPVC double glazed window to the rear and a light grey wood style floor.

BEDROOM TWO 14' 3" x 11' 11": With a UPVC double glazed window to the rear, radiator, ceiling spotlights and door to:

ENSUITE SHOWER ROOM 11' 11" x 2' 9": Including a shower cubicle, wash basin with vanity unit, low level flush WC, heated towel rail, ceiling spotlights, extractor fan and a light grey wood style floor.

BEDROOM THREE 13' 7" x 11' 8": With two UPVC double glazed windows to the rear, radiator, spotlights and door to:

ENSUITE SHOWER ROOM 11' 8" x 4' 5": With a large shower cubicle, wash basin with vanity unit, low level flush WC, heated towel rail, ceiling spotlights and extractor fan.

GENERAL INFORMATION

As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions.

TENURE

The vendors advise the property is **FREEHOLD**. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

COUNCIL TAX BAND - F.

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price. **However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable.** Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

VIEWING

By arrangement through **KINGSWINFORD OFFICE (01384) 401777**

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These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation on any points.

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Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		



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