



Sambourne Park, Sambourne, B96 6PE

Guide price £280,000


KING
HOMES

**** EXCEPTIONAL SETTING ** Two Double Bedroom Apartment with PRIVATE ROOF TERRACE ** Generous Lounge Diner ** Kitchen Breakfast ** Garage ** SHARE OF FREEHOLD **** A beautifully spacious apartment set within the highly regarded Sambourne Park, offering a rare combination of character, generous accommodation and exceptional outdoor space. The standout feature is the remarkable private roof terrace — an expansive, garden-like setting perfect for relaxing, entertaining and enjoying the peaceful outlook across mature grounds and open countryside. Inside, the home features a bright dual-aspect lounge/diner with terrace access, a well-appointed kitchen/breakfast room with central island, two comfortable bedrooms and a contemporary bathroom. Further benefits include a private garage, beautifully maintained communal gardens and a share of the freehold. Situated in the sought-after village of Sambourne, this unique home offers tranquillity, charm and everyday convenience in an enviable setting.



Set within the highly regarded Sambourne Park, in the sought-after village of Sambourne, this spacious apartment forms part of an attractive character residence and enjoys a wonderfully peaceful outlook across mature grounds and open countryside. One of its most outstanding features is the exceptionally large private roof terrace — an outdoor space that feels far more like a garden than a typical apartment terrace. With generous room for outdoor dining, relaxing, planting and entertaining, it offers a level of outside living rarely found in homes of this type.

Accessed through a communal entry with secure intercom. Inside, the property has an inviting flow, with a central hallway leading to each of the principal rooms. The dual-aspect lounge/diner is a superb and versatile space with excellent natural light, offering plenty of room for both comfortable seating and a dining table. Doors open directly onto the terrace, allowing the outdoor area to feel like an extension of the living space.

The kitchen/breakfast room is another standout feature, fitted with a wide range of wall and base units together with a central island incorporating a breakfast bar, creating a sociable and practical area for cooking and everyday dining.

Both bedrooms are well sized and comfortable, and the bathroom is finished in a contemporary style.

The apartment also benefits from a private garage within the nearby block, beautifully maintained communal grounds, and the added advantage of a share of the freehold, contributing to a well-managed and long-term secure ownership structure.

The village of Sambourne is particularly desirable, known for its rural charm, community feel and access to unspoilt Warwickshire countryside. Excellent links to Studley, Astwood Bank, Alcester, Redditch, Stratford-upon-Avon and Birmingham make the location ideal for those seeking peace without isolation.

This is a rare opportunity to secure an apartment where character, generous space and an exceptional garden-like terrace combine — a truly special home in one of the village's most coveted positions.

Hall	
Kitchen/Breakfast Room	12'4" x 10'4" (3.78m x 3.15m)
Lounge/Diner	16'9" x 16'2" (5.12m x 4.94m)
Bedroom 1	14'9" x 9'6" (4.52m x 2.92m)
Bedroom 2	12'4" x 9'3" (3.78m x 2.84m)
Bathroom	8'1" x 10'11" (2.47m x 3.34m)
Garage	18'6" x 8'1" (5.65m x 2.47m)



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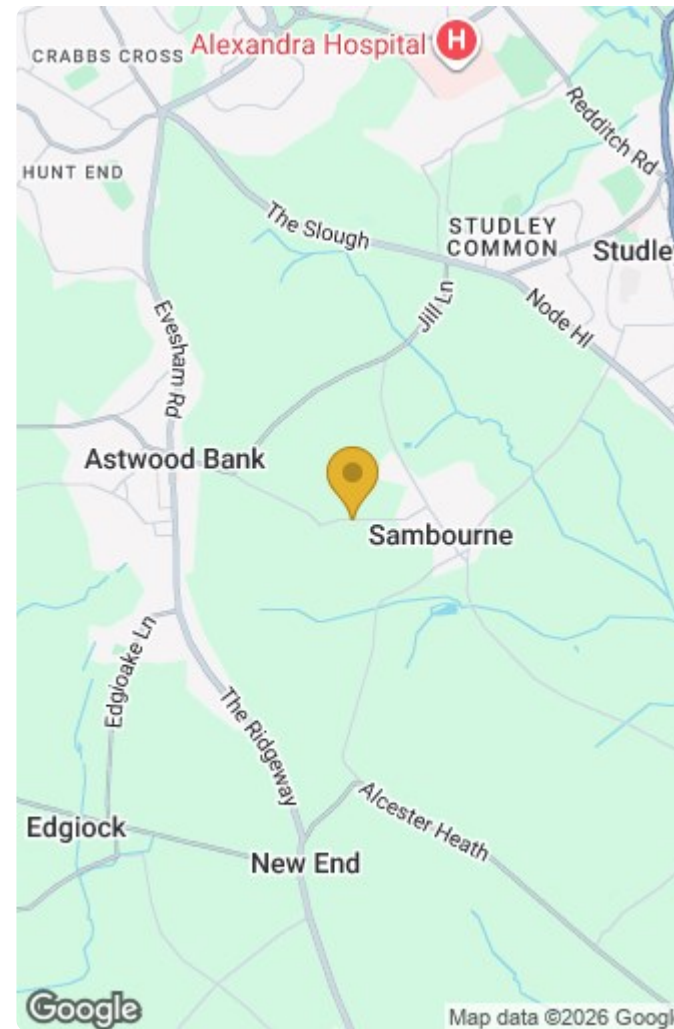
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Ground Floor
Approx. 92.5 sq. metres (995.4 sq. feet)



Total area: approx. 92.5 sq. metres (995.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	75
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	