



**Winchcombe Road ,**  
Alcester, B49 6QL

Jeremy  
McGinn & Co 



# Offers In Excess Of £500,000

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Having a prime position on the very edge of town in a sought-after residential area, with fantastic, far-distant COUNTRYSIDE VIEWS to the rear, an Extended, Detached and deceptively spacious Family home with Four Double Bedrooms and a Study/Fifth Bedroom on the ground floor if required.

The bright accommodation offers excellent space for a growing family and includes full double glazing and gas central heating. The property is approached over a large lawn with mature shrub border edging the paved Driveway providing parking for at least two vehicles and a Garage.

Enter through a Porch into the Reception hall which gives access to the large Living room with formal Dining area, having picture window to the front and french doors opening to the Garden, along with a feature fireplace. From the hall a further door opens to the open-plan Family Dining/Kitchen with an extensive range of fitted cupboards, integral fridge and Cookmaster electric cooker with extractor. This fabulous bright room has windows and french doors overlooking the garden and two ceiling Velux windows allowing maximum natural light. There is also an integral Garage, a Downstairs Shower room and a very useful Utility room.

Upstairs a Gallery landing allows access to the Four double Bedrooms, two with beautiful countryside views and the Family Bathroom.

The Rear Garden is of a good size and mainly laid to lawn. There are two seating areas, a timber shed and a picket fence making the most of the open countryside beyond.

Offered For sale with \* NO UPWARD CHAIN \*







**Tax Band: E**

**Council: Stratford**

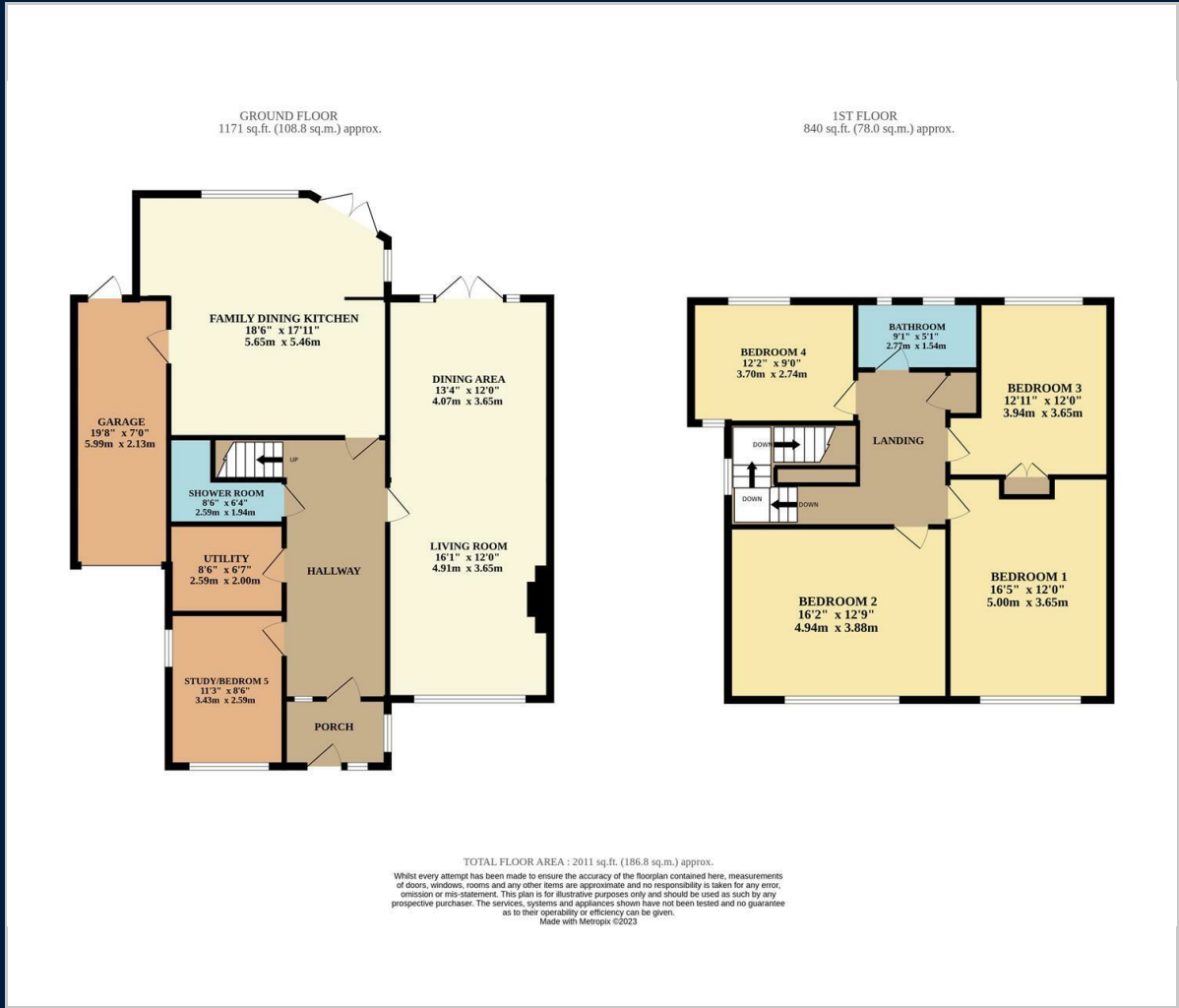
**Tenure: Freehold**

Alcester dates back to around AD 47 and was founded by the Romans as a walled fort on the confluence of the River Arrow & the River Alne and boasts a wealth of stunning characterful properties. The Town has developed into an extremely popular place to live with a strong community who are rightly proud of their Town. The historic High Street offers a range of independent shops & cafés in addition to restaurants and pubs and a Waitrose supermarket.

The quality of local schools is a big draw to the Town including the extremely well regarded Alcester Grammar School. For more comprehensive amenities, nearby Stratford upon Avon offers a wealth of facilities including the world famous Royal Shakespeare Theatre. Fast train services from Warwick Parkway give access to London in a little over an hour.



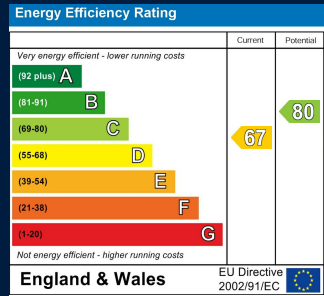
# Floor Plan



# Map



# Energy Performance



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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