



**Evesham Road ,**  
Cookhill, Alcester, B49 5LQ

Jeremy  
McGinn & Co

# Offers Over £450,000



Offered for sale with NO UPWARD CHAIN this detached cottage enjoys a fabulous location right on the Warwickshire/Worcestershire border with open countryside right on the doorstep however the property is only a short drive from the Roman market Town of Alcester where one can find a range of amenities.

The cottage itself is set well back from the road and offers particularly generous living space with gas central heating and uPVC double glazing - Porch, Sitting Room with inglenook fireplace, Fitted Kitchen, Family Room/Conservatory, Dining Room, Snug/Study, Ground Floor Shower Room, 2 Staircases lead up to 3 Bedrooms & Bathroom.

To the rear of the property there is a private west facing garden with large terrace lawn and useful shed.





**Tax Band: D**

**Council: Wychavon**

**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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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