



Wixford Road, Exhall
Alcester, B49 6EA

Jeremy
McGinn & Co

Guide Price £845,000



'Lilac Cottage' is a beautiful Grade II listed Cottage dating back to the 16th century and situated in the beautiful and desirable village of Exhall, Warwickshire nestled in rural countryside with Alcester to the north, Bidford-on-Avon to the south and Stratford-upon-Avon to the north-east.

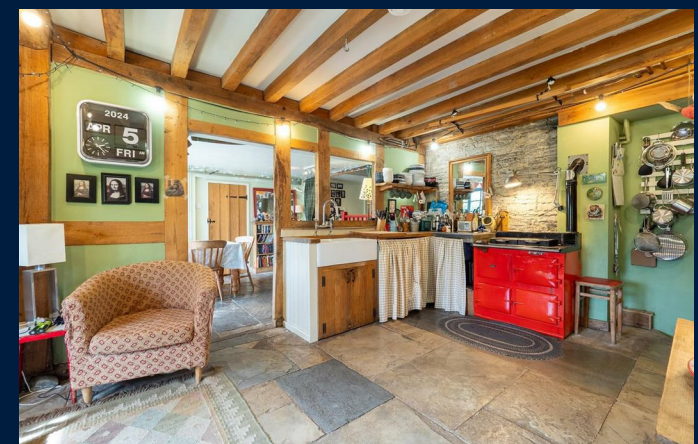
The original cottage is filled with many character features to include wooden doors, flagstone floors, timber framing and ceiling timbers, and has been lovingly cared for by the current owners for the last 20 years.

The family-size accommodation offers Six Bedrooms on the first floor along with a Gallery Landing with beautiful original stone fireplace, and Two Bathrooms.

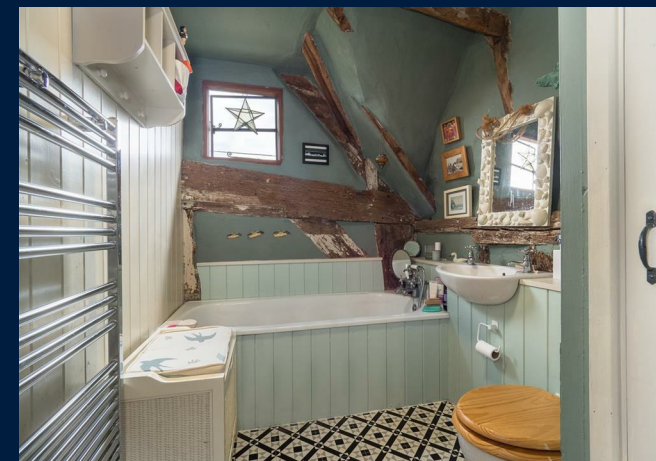
Downstairs, there is a large Living room with Inglenook fireplace, a Sitting room/Snug with feature fireplace, Study, Hall and Downstairs WC/Shower room, and a farmhouse-style Kitchen/Dining room with AGA, Pantry and Utility room.

Lilac Cottage stands in a prominent position in the centre of the village. Vehicle access crosses the frontage and leads around to the rear where there is parking for several vehicles and a gate into the rear Garden where there is hard-standing for two cars.

The Rear Garden is beautifully maintained and



laid out in cottage-style with kitchen garden with raised bed, several seating areas, a small lawn and several shaped borders filled with attractive garden plants and herbaceous flowers. There is also a versatile Garden room/Home Office/Studio/Gym towards the rear along with planning permission/listed building consent for the addition of a double garage/store.







Tax Band: F

Council: Stratford

— — — —

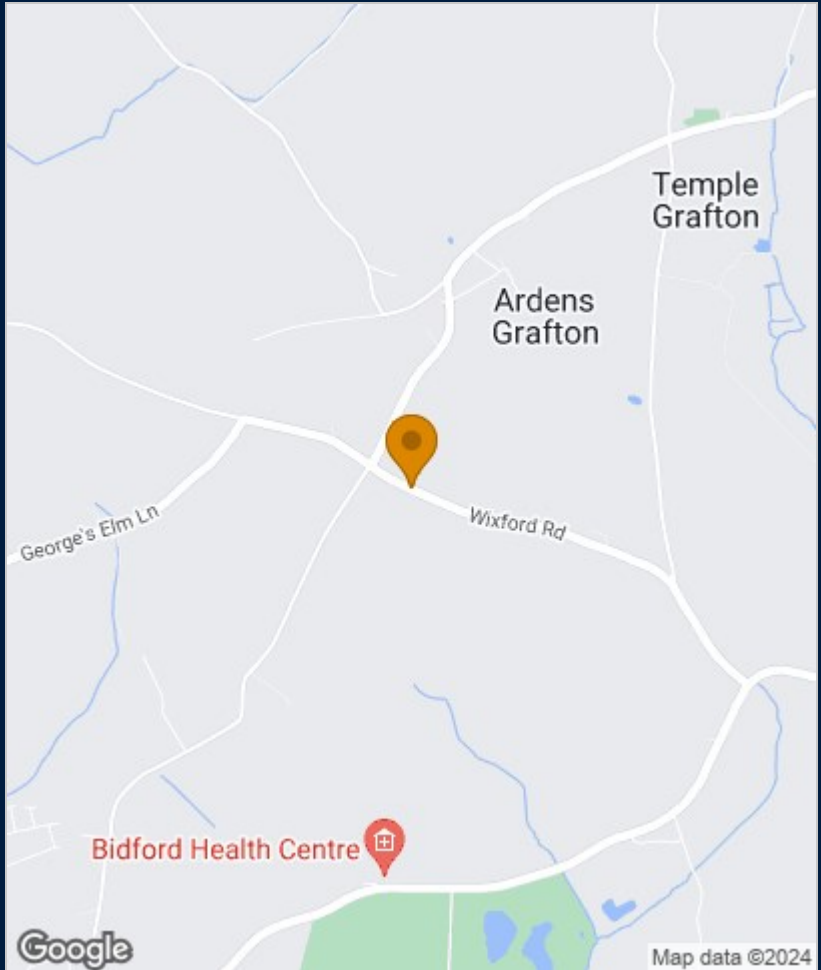
The village of Exhall is surrounded by stunning Warwickshire countryside and is within easy reach of Alcester, Bidford and Stratford for everyday amenities. Exhall & Wixford Cricket Club doubles up as the Village Hall where there is a wide range of community events (and cricket matches). Nearby sits St Giles C of E which dates back to the 12th century which also offers a busy calendar of annual events.

Exhall falls into the catchment of Alcester Schools with a mini-bus service in operation from the village.

Historical Interest

Exhall is known as one of the 'Shakespeare villages'. William Shakespeare is said to have joined a party of Stratford folk which set itself to outdrink a drinking club at Bidford-on-Avon, and as a result of his labours in that regard to have fallen asleep under the crab tree of which a descendant is still called Shakespeare's tree. When morning dawned his friends wished to renew the encounter but he wisely said "No I have drunk with Piping Pebworth, Dancing Marston, Haunted Hillboro', Hungry Grafton, Dodging Exhall, Papist Wixford, Beggary Broom and Drunken Bidford' and so, presumably, I will drink no more." The story is said to date from the 17th century but of its truth or of any connection of the story or the verse to Shakespeare there is no evidence. The nickname "Dodging Exhall" may have arisen from the fact that the village was not, at any rate in the 18th century, directly approachable either from Alcester or Stratford.





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	42	66
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Jeremy McGinn & Co

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

49A High Street, Alcester, Warwickshire, B49 5AF
 Tel: 01789 868587 Email: alcester@jeremymcginn.com www.jeremymcginn.com