



## 3 The Stables, Exhall Court

Alcester, B49 6EA

Jeremy  
McGinn & Co

# Offers In The Region Of £595,000



A rare opportunity to acquire a unique and stunning Barn Conversion in an idyllic semi-rural location in a small development of similar properties accessed off a private drive, on the edge of the village of Exhall, approximately three miles from the market town of Alcester.

This executive property has hardwood double glazed windows throughout and electric central heating and offers extremely spacious accommodation with exposed timbers in most rooms including the TWO Double Bedrooms both with exposed ceiling trusses, and both with Ensuite bath/shower room.

A magnificent Gallery landing is filled with natural light from the floor to ceiling hardwood window. Entering from the front door through a Porch and into the Reception Hall which continues into the Dining Hall. Double doors open to a Foyer with staircase to the first floor and the ground floor WC. Further doors from the dining hall lead to the modern fitted Breakfast Kitchen with granite work-surfaces and integral appliances.

The dining hall, being centrally located in the property, also gives access to the impressive Living room with oak-effect floor, a picture window to the front and a large feature fireplace with multi-fuel burner. Double sliding doors open to an enclosed Morning room with glazed ceiling. Converted in 1989, the current owner has created a beautiful landscaped cottage-style Garden to the



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 2  2  3  F

front of the property with several shaped seating areas edged with borders and filled with many attractive flowering plants, shrubs and several Acer trees. The large paved parking area adjoins the garden with access to a Detached Double GARAGE with Workshop in the loft.





**Tax Band: F**

**Council: Stratford**

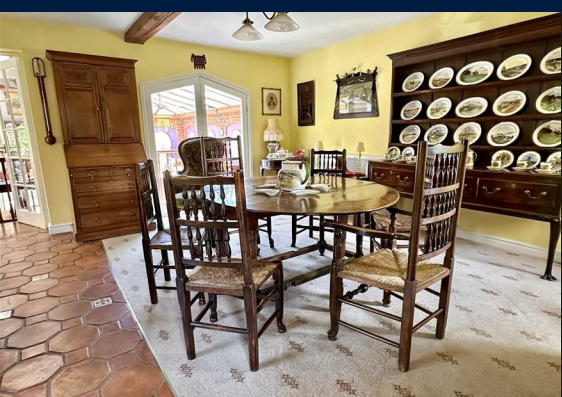
**Tenure: Freehold**

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.

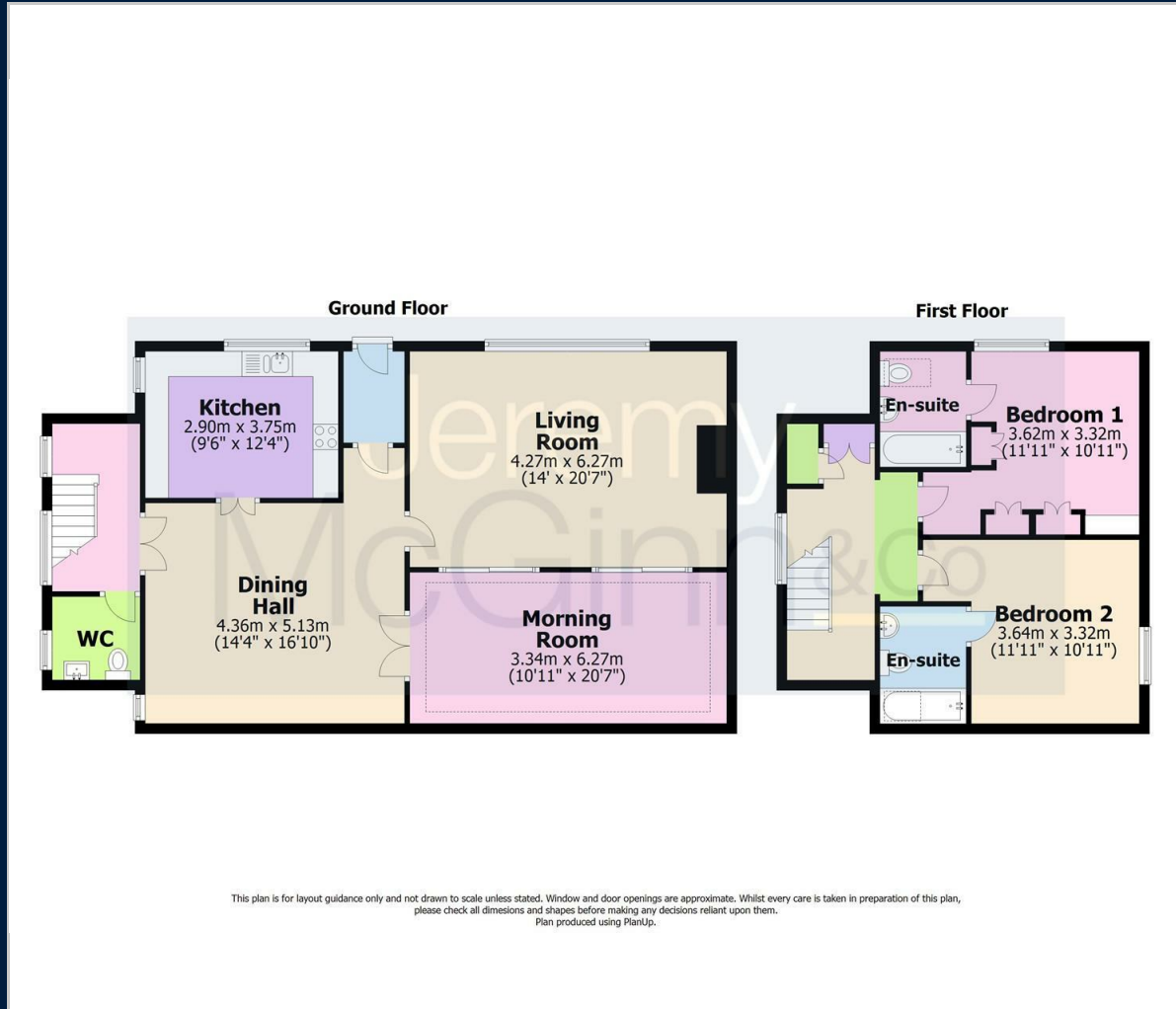
Exhall falls into the catchment of Alcester Schools with a mini-bus service in operation from the village.

#### 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, Beggarly 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.



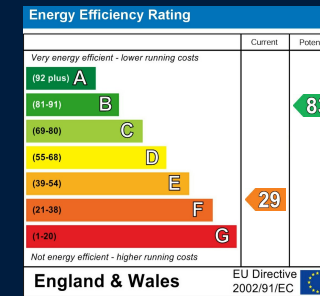
# Floor Plan



# Map



# Energy Performance



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