



**3 Arrow Grange , Arrow**  
Alcester, B49 5PJ

# Offers In The Region Of £650,000



Situated on the outskirts of Alcester, in the hamlet of Arrow, in a small private Cul-de-sac, a beautifully presented, Extended and Detached Bungalow with Three/Four Bedrooms for family-size living. The bright and spacious accommodation was completely refurbished approx 8 years ago and is high-lighted with a stunning farmhouse-style, open-plan family/breakfast/kitchen with granite worktops and natural stone flooring, an island with oak worktop, a Rangemaster 5-ring gas cooker and a dishwasher. The room has exposed ceiling trusses, french doors and window to the garden, a pantry and access to the Inner Hall and the separate Dining room.

The impressive Living room, accessed through french doors from the dining room, has two sets of french doors opening to the garden, a picture window to the front and further window to the side along with a brick-built Inglenook fireplace with oak mantel and cast-iron gas stove on a stone hearth.

The Reception Hall, with Guest Cloakroom, leads to the Inner Hall where there is access to Three Double Bedrooms and a modern Family Bathroom with access to a large Airing Cupboard/Laundry area. Bedroom One has fitted wardrobes and an En-suite with claw-foot bath and separate shower. There is also a good size Study/Fourth Bedroom.

Outside, the drive, has ample parking in front of the attached Tandem Garage/Workshop with pedestrian door to the rear garden. There is further parking to the rear of the garden.

The good-size mature Garden has been well cared for by the current owner and is landscaped to provide



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several seating areas with dwarf wall and steps up to the beautiful, mainly lawned garden laid out with shaped borders to all sides and filled with many beautiful small trees, shrubs and flowering plants. There is also a small vegetable garden.





**Tax Band: F**

**Council: Stratford**

**Tenure: Freehold**

From Alcester the River Arrow flows southwards to the river Avon, and to the west of the river the present road to Evesham joins that to Worcester at a busy junction where, near the Old Toll House, stands the hamlet of ARROW, a group of modernized black and white farm workers' cottages which have risen up the social scale to become homes for business people. Arrow with Weethley parish falls under the local government district and parliamentary constituency of Stratford-on-Avon.

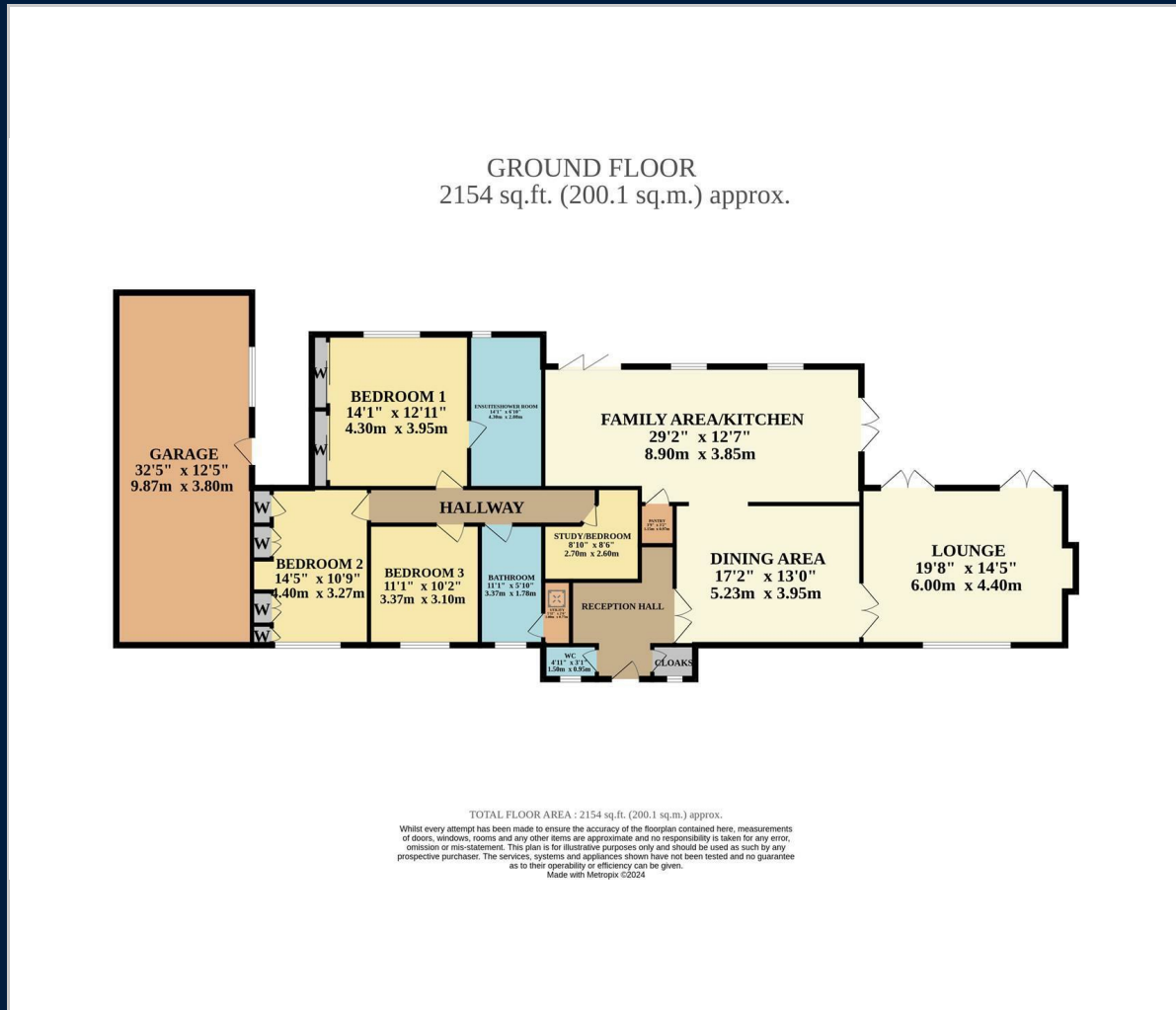
Alcester dates back to around AD 47 and was founded by the Romans as a walled fort on the confluence of the River Arrow & the River Alne and boasts a wealth of stunning characterful properties. The Town has developed into an extremely popular place to live with a strong community who are rightly proud of their Town.

The historic High Street offers a range of independent shops & cafés in addition to restaurants and pubs and a Waitrose supermarket.

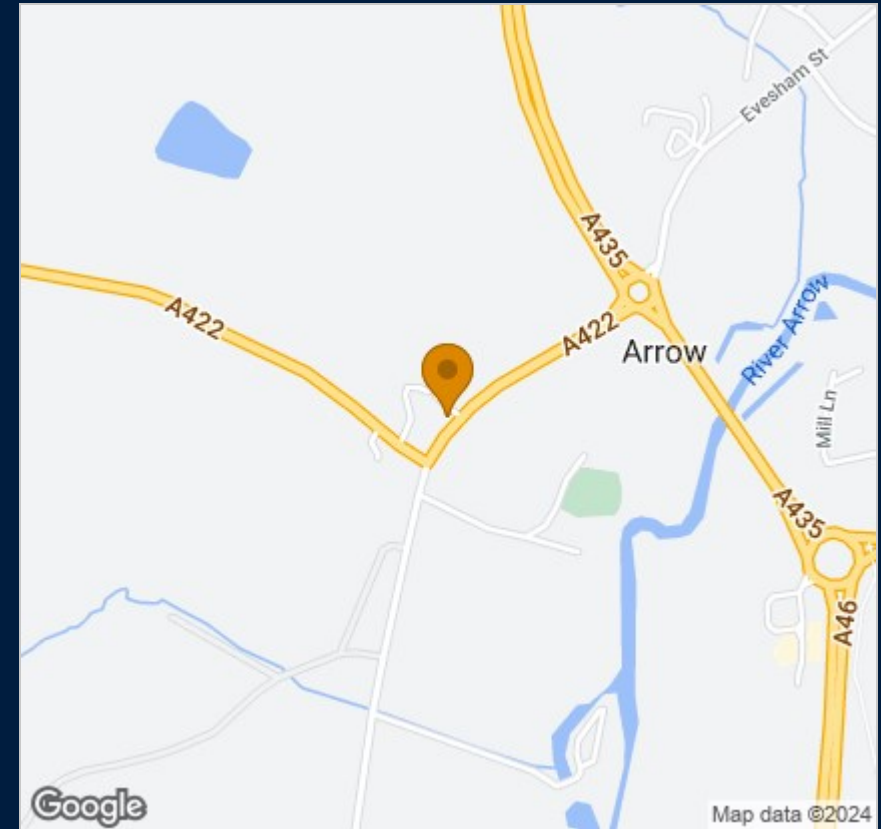
The quality of local schools is a big draw to the town including the extremely well regarded Alcester Grammar School. For more comprehensive amenities, nearby Stratford upon Avon offers a wealth of facilities including the world famous Royal Shakespeare Theatre. Fast train services from Warwick Parkway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



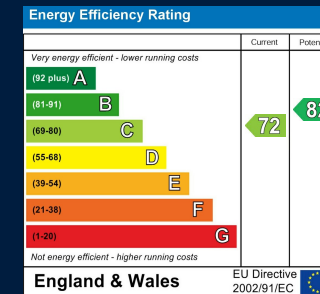
# Floor Plan



# Map



# Energy Performance



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