



Fieldside, Wixford

Alcester, B49 6DA

Jeremy
McGinn & Co

Offers In The Region Of £800,000

4 3 3 D

Beautifully presented, Extended Detached large family home situated in the village of Wixford approximately 3 miles from Alcester where everything for everyday living is found in abundance, including a selection of excellent local schools.

The deceptively spacious and individually-styled accommodation has been tastefully decorated and benefits from 8.5kw SOLAR panels with a Tesla Powerwall 2 which provides the property with the majority of its electricity and income from a Feed In Tariff (FIT).

The property is accessed over a large gravelled frontage providing parking for numerous vehicles, and a GARAGE.

Internally, a Reception Hall leads to the large Dining Kitchen with an extensive range of cupboards and granite work-surfaces. A peninsula with breakfast bar, divides the dining from the kitchen with a built-in 3-ring gas hob with 2-ring induction hob to one side and a 2-ring halogen hob to the other, taking central place. Beneath sits an over-sized oven. There is also a Stanley cooker, an American-style fridge/freezer, integral washing machine and built-in microwave. From the kitchen a hall leads to a D/S WC and accesses the Garage.

From the hall, doors lead to a Snug/Dining room with log-burner, the Office, and an impressive Living room with feature fireplace/log-burner and double french doors to the Gardens.

Upstairs, a full height window at top of the stairs provides a stunning view over the Gardens. The landing leads to FOUR large Double Bedrooms, Bed 2



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with Ensuite and the Master Bedroom with Ensuite and views over the Gardens along with a modern Family Bathroom.

The Stunning Rear Garden (approx 2/3 acre not measured) of this property is SOUTH-FACING and has been beautifully maintained by the current owners. There are numerous flower beds filled with perennials, apple & cherry trees, a twisted hazel and a weeping birch to name a few. Mid-way down there is a vegetable garden, chicken pen and 'Wild-Garden' leading down to Haye Brook.





Tax Band: E

Council: Stratford

Tenure: Freehold

Wixford is a hamlet and civil parish in the Stratford-on-Avon District of Warwickshire, England, situated 3 miles south of Alcester. The population at the 2011 census was 155. The area is largely agricultural with no large employers in the area, most residents commuting to larger towns nearby.

Wixford Bridge was built in the Imperial period, of red brick with stone dressings. It spans the Arrow to the west of the village.

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 calender of annual events.

The village falls into the catchment of Alcester Schools with a mini-bus service in operating in the area.

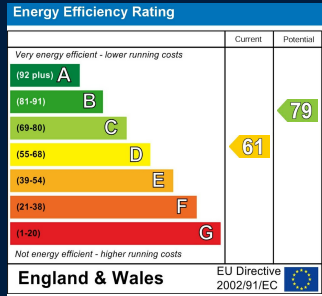
Floor Plan



Map



Energy Performance



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