



**Oak Tree Lane ,**  
Cookhill, Alcester, B49 5LH

Jeremy  
McGinn & Co 



# Offers In The Region Of £525,000



A beautifully presented, contemporary DETACHED BUNGALOW in a Semi-Rural location in the village of Cookhill, set in its own grounds with Gated entrance to the front.

The large frontage includes a shaped drive with parking for numerous vehicles, a Detached GARAGE/Workshop, and easily maintained landscaped Gardens. To the rear there is a private and enclosed Garden with a large shaped patio edging the lawn and surrounded by many maturing shrubs and flowers. Access around all sides of the Bungalow provides many different seating areas to enjoy the garden from various aspects.

Internally, the modern accommodation is immaculately presented and includes a large Reception Hall providing access through double doors to a bright Living room with feature brick-built fireplace with log burner and window/french doors to two aspects. From the hall a door opens to a good size modern Dining Kitchen with integral appliances to include a dishwasher and fridge/freezer, double oven and microwave, and a halogen hob with extractor hood. There is access to the rear garden, windows to two aspects. a small Utility/Cloakroom and a Guest WC.

There are THREE DOUBLE BEDROOMS, all with wardrobes and, a re-fitted Shower room with drench shower.

NB. The property has a good size LOFT with ladder





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access from the hall, offering potential and space to extend with the addition of a staircase, (subject to planning).







**Tax Band: E**

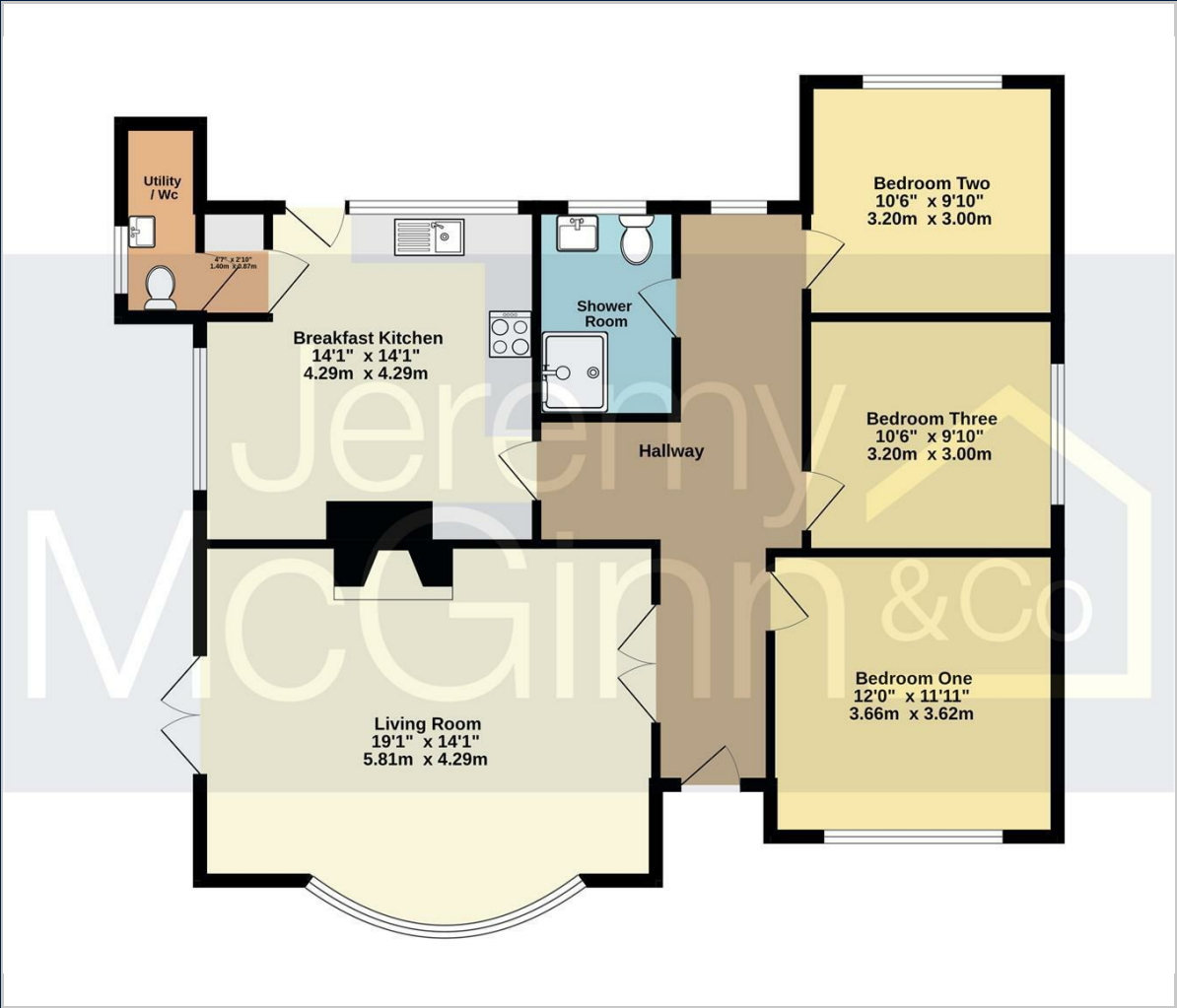
**Council: Wychavon**

**Tenure: Freehold**

Cookhill is a small hamlet near the Worcestershire/Warwickshire border surrounded by beautiful countryside and open views to the West, a short drive from the village of Astwood bank where local conveniences can be found and approx. 4 miles from the Roman market town of Alcester which has a good array of shops (including Waitrose), Doctors, cafes, public houses and several well thought of Schools. Cookhill has an active Parish Council, a village hall, Allotments, a Children's playground and a couple of near-by village pubs.



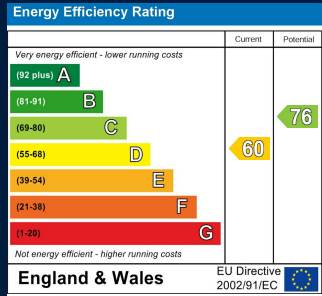
# Floor Plan



# Map



# Energy Performance



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