



Exhall Road ,
Wixford, B49 6DJ

Jeremy
McGinn & Co

Asking Price £995,000

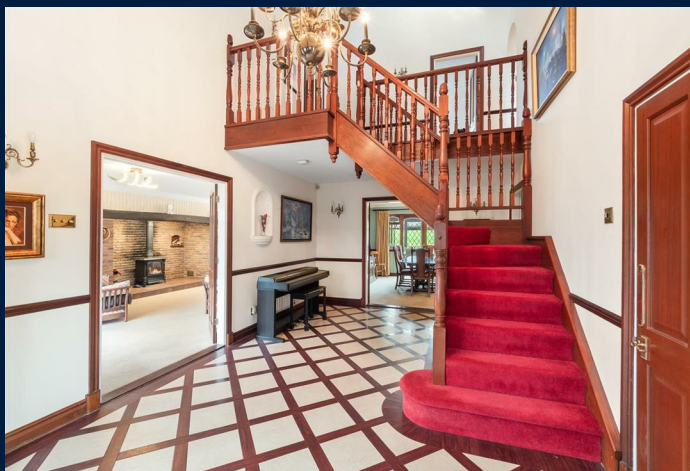


An impressive and individual, extended and detached family home with accommodation approaching nearly 5,000 sq. ft. (inc. double garage), set in grounds/gardens of approx 1.6 acres (not measured) in a fabulous semi-rural location surrounded by local farmland/countryside and far open views to all sides.

Situated in between the villages of Wixford and Exhall, 'Lodge View' is a modern and extended family home (built in 1991), offering incredibly spacious accommodation to include a Porch and Reception Hall with staircase rising to a Gallery landing and the Six Double Bedrooms, one with a balcony overlooking the views, two with En-suite facilities and two further Family Bathrooms. Every room has countryside views.

Downstairs there is a beautiful Sitting room with inglenook fireplace and log burner opening to the large Conservatory, a formal Dining room, a Study, a modern Dining Kitchen with central island opening to a large lobby with access to a Utility room and an extremely impressive Family Sitting room with windows to three sides and french doors to the garden. A spiral staircase rises from the Family room to the first floor.

The property is set back from the lane with a row of native trees/shrubs and a beautiful maturing oak tree framing the sweeping driveway which crosses the front and leads to the Double Garage. There is parking for numerous vehicles.



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The large Rear Garden/Paddock is fully enclosed to all sides with low fencing and a hawthorn hedge making the most of the surrounding countryside with various smaller areas of hedging and small trees. The garden is mainly laid to lawn with a large paved patio across the rear of the property. Steps to one side lead up to the lawn and an Outdoor Swimming pool situated mid-way up the garden.

NB. The property is fully double glazed and has Oil-fired central heating.





Tax Band: D

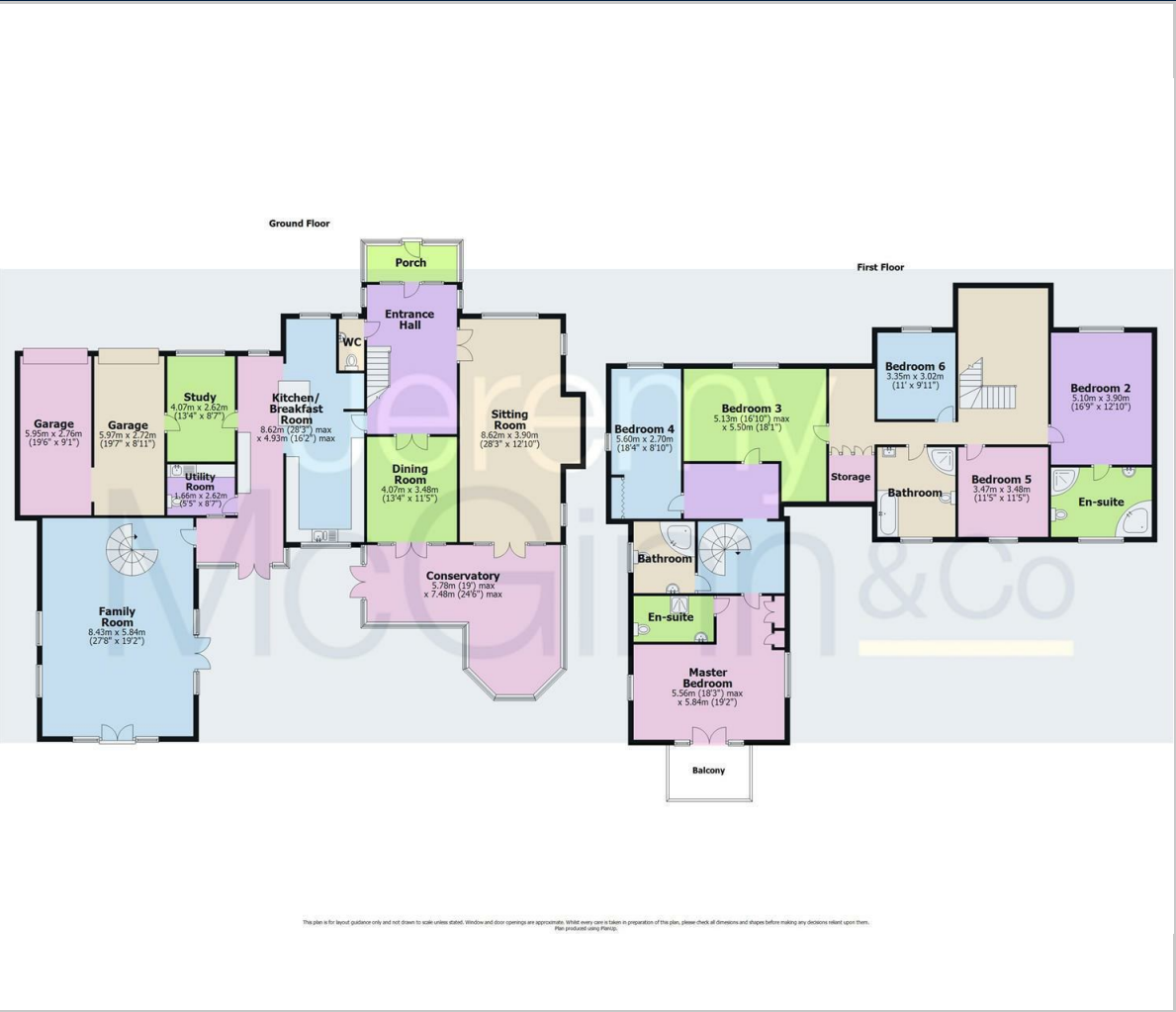
Council: Stratford

Tenure: Freehold

The villages of Wixford and nearby Exhall, are surrounded by stunning Warwickshire countryside and are within easy reach of Alcester, Bidford and Stratford for everyday amenities. Exhall & Wixford Cricket Club doubles up as a 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. There are also several near-by public houses.

Wixford and Exhall fall into the catchment of Alcester Schools with a mini-bus service in operation from the area.

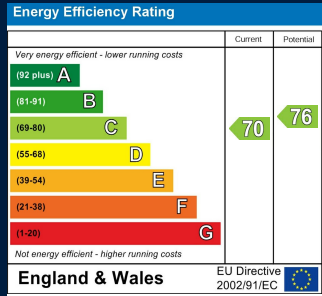
Floor Plan



Map



Energy Performance



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