



Henley Street ,
Alcester, B49 5QX

Jeremy
McGinn & Co

Offers In The Region Of £375,000



A completely Unique, deceptively spacious, Grade II listed, family home in the heart of the stunning Roman market town of Alcester having excellent parking facilities along with a Garage and a fantastic, Westerly-facing large, Rear Garden.

Internally the accommodation, which has recently fitted secondary glazing and gas central heating over three storeys and is entered from Henley Street through a small Porch into an impressive Living room complete with many exposed timbers and a feature fireplace with log-burner. Staircase from the Living room leads down to an impressive Cellar which has been utilised as a home-bar/games room complete with flagstone floor, built-in cupboards and a feature fireplace.

A further staircase leads to the first floor and a door from the living room opens to a good-size fitted Kitchen with Dining area, space for appliances, gas hob, separate oven, windows to two aspects and two skylights, and a door out to the gardens.

On the first floor, which is complete with exposed timbers to most walls, there are TWO good size Bedrooms and a fitted Shower room.

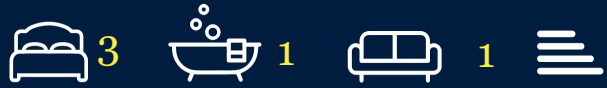
A staircase rises from the landing to a larger THIRD BEDROOM with, two Velux windows to rear, built-in wardrobe and plenty of under-eaves storage.

The REAR GARDEN is another great feature of the property, being very long and includes a gated drive/parking area at the rear, with Detached Garage & Car Port.

Divided into three sections, the first Garden area to immediate rear of the property is lawned with mature borders either side. A large paved terrace provides a great relaxing area to admire the view down the garden. A summerhouse at the end of the first section leads the way through to an apple orchard and several timber sheds and log store. Beyond the orchard lies the large gravelled driveway with gated rear access.



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AGENTS NOTE -The property has three 'rights of passage' attached to it allowing pedestrian or vehicular access across certain areas of the garden/driveway.





Tax Band: E

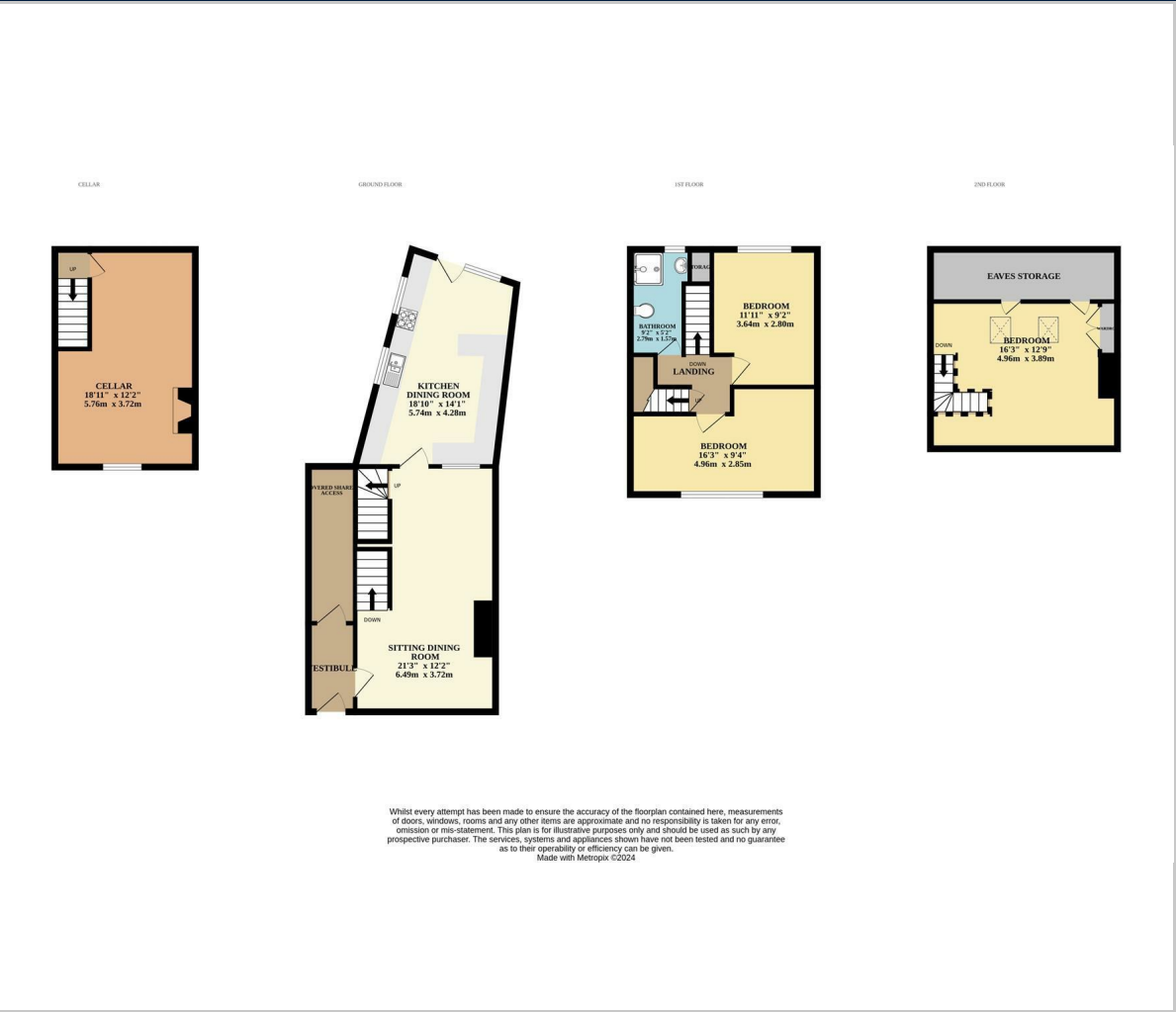
Council: Stratford

Tenure: Freehold

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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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