



Kings Coughton, Alcester, B49 5QF

Offers in excess of £675,000



**** 1969sqft ** SELF CONTAINED ANNEXE ** FOUR DOUBLE BEDROOMS ** SUBSTANTIALLY EXTENDED ** TRADITIONAL FAMILY RESIDENCE ** EXTENSIVE GARDENS ** ADDITIONAL FIELD ** Offers flexible accommodation to include - Main House: Family Room, Dining Room, Kitchen, Orangery, Study, Three Large Double Bedrooms, Family Bathroom, En-suite. Self Contained Annexe: Lounge, Kitchen, a further Double Bedroom and En-suite. The annexe has a private entrance. Ample off road parking. Lots of potential to extend further if desired subject to planning permission.**



PORCH

Step into the welcoming porch, where you can conveniently hang coats and store shoes, keeping your entryway tidy and organised.

FAMILY ROOM

Large family room, featuring front aspect windows that flood the room with natural light. Gather around the fireplace with a log burner for cozy evenings and warm conversations.

DINING ROOM

Experience the charm of the dining area, adorned with impressive exposed wooden beams and boasting a front aspect that invites natural light

STUDY

Convenient and comfortable study space, boasting three rear aspect windows that offer delightful views overlooking the garden.

KITCHEN

Adjacent to the study, the kitchen beckons with a selection of base and wall units, flows beautifully into the Orangery.

ORANGERY

A stunning addition to this property's charm. Adorned with an impressive lantern skylight to the ceiling, Anthracite Grey French doors, and Bifold doors that seamlessly open with no corner pillar revealing unobstructed views of the picturesque garden. This magnificent space floods with natural light, creating a seamless connection between indoors and outdoors. Imagine basking in the beauty of your surroundings, bringing the serenity of nature into your daily life. Whether you're entertaining guests or simply unwinding, the Orangery offers a delightful setting to enjoy the tranquility and beauty of your surroundings.

MASTER BEDROOM

Discover the ultimate retreat in the Master Bedroom, where two windows frame captivating views of the rear garden, creating a serene and picturesque backdrop. The abundance of natural light illuminates this inviting space, enhancing its tranquility and warmth. Moreover, ample storage nestled within the eaves provides practicality. Experience the perfect blend of comfort, charm, and

functionality. Benefits from having its own En-suite

ENSUITE

Convenient en-suite featuring a sleek glass-enclosed shower, W.C, wash basin, and ample vanity units for storage. Enjoy natural light through the Velux window.

BEDROOM 2

Large double bedroom featuring fitted wardrobes, with front aspect window.

BEDROOM 3

A Further large double bedroom with front aspect window.

FAMILY BATHROOM

The family bathroom is equipped with fitted storage units, ensuring a clutter-free space for all your essentials. Complete with a bath, WC, and wash basin.

ANNEXE

The self-contained Annexe offers independence with its own access, while also providing the convenience of access from the adjoining main home via the kitchen.

at the rear of the Annex there is a large double bedroom with an external door leading to the rear garden. A Lounge to the front of the annex there is a Kitchen and an Ensuite with Shower

OUTSIDE

A large sweeping drive to the front, providing ample off-road parking and showcasing a substantial road frontage. Step into the impressive rear garden, featuring a spacious paved area perfect for outdoor gatherings, alongside lush lawns and mature plants and trees bordering the landscape.

To the left of the property lies an extra field of substantial size, offering vast potential for various uses, adding to the versatility and charm of this remarkable estate.

LOCATION

Located in the highly desired Kings Coughton, within easy reach of the many local amenities at nearby Alcester, with a vast selection of larger facilities in Redditch, Stratford-upon-Avon, Bromsgrove & Worcester. Excellent motorway links at the above centres, bringing the M5, M42 and M40 within

commutable distance.

Properties in this location rarely become available, so early viewing is advised.

Porch

Dining Area

12'0" x 11'6" (3.66m x 3.51m)

Family Room

12'0" 12'0" (3.66m 3.66m)

Study

6'3" x 16'4" (1.92m x 4.99m)

Kitchen

10'6" x 18'6" (3.21m x 5.65m)

Orangery

Bedroom 1

12'6" x 18'4" (3.83m x 5.60m)

Bedroom 2

12'0" x 10'0" (3.66m x 3.07m)

Bedroom 3

12'2" x 12'0" (3.73m x 3.66m)

Bathroom

6'9" x 8'10" (2.08m x 2.70m)

En-suite

6'0" x 6'2" (1.83m x 1.89m)

ANNEXE

Kitchen

5'11" x 8'9" (1.82m x 2.69m)

Lounge

10'1" x 8'9" (3.09m x 2.69m)

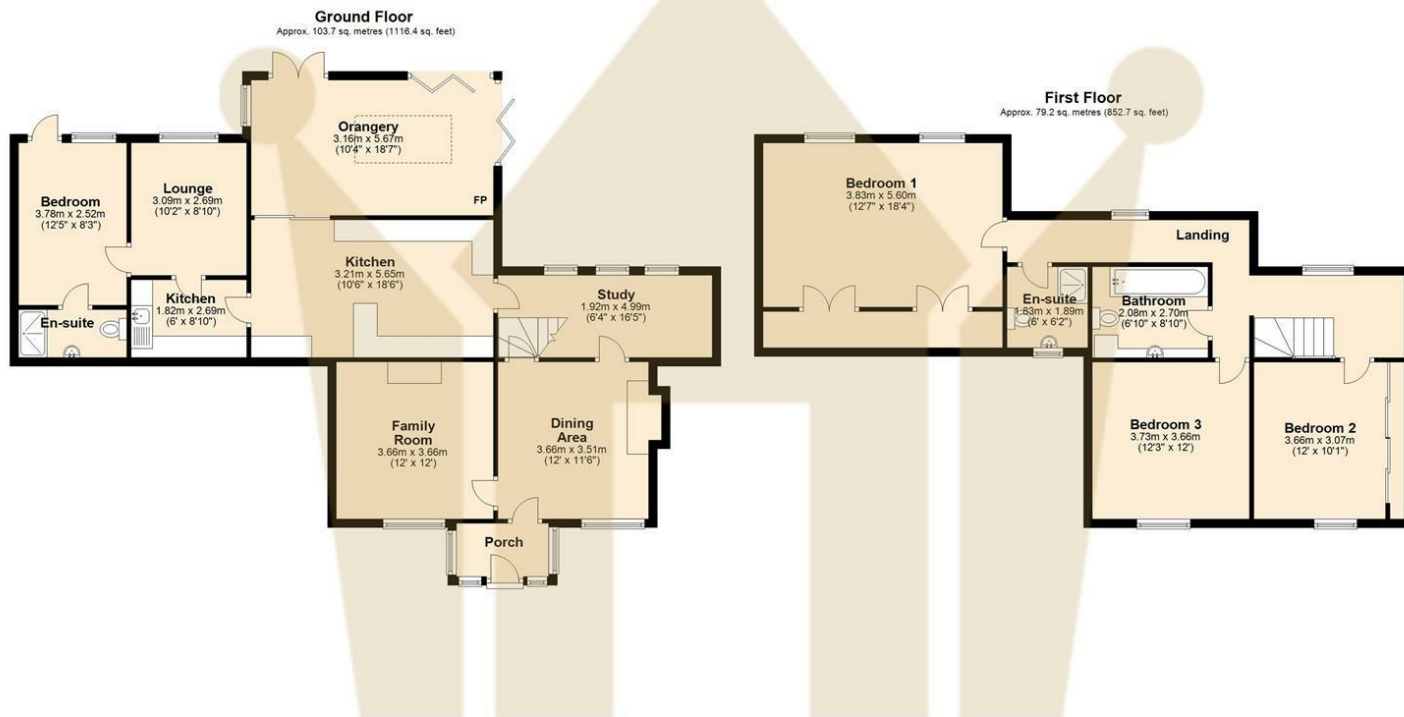
Bedroom 4

12'4" x 8'3" (3.78m x 2.52m)

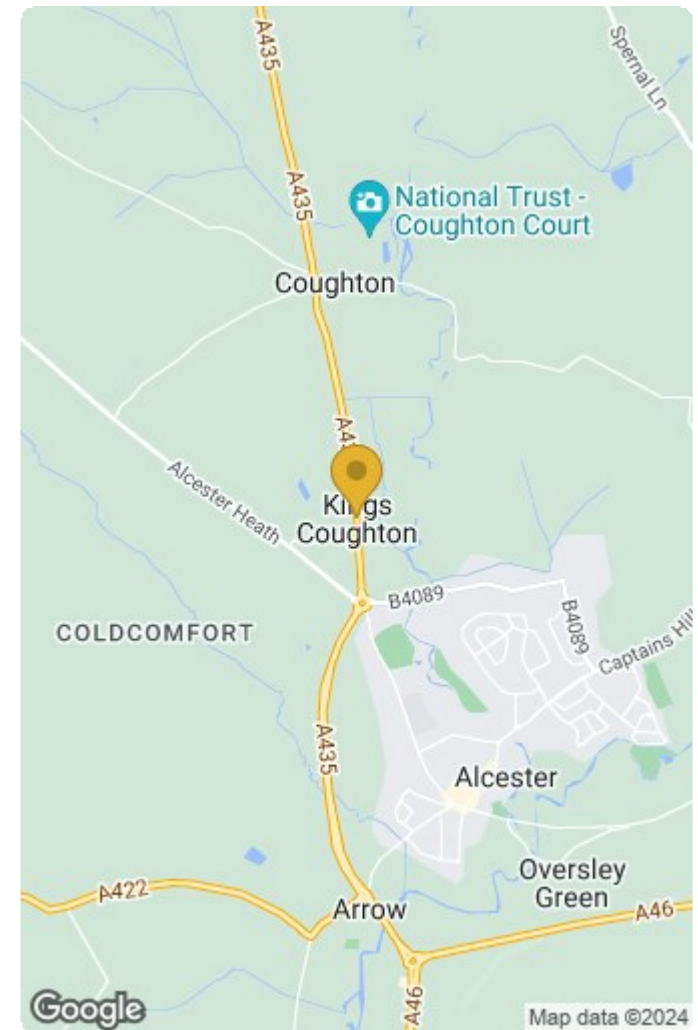
En-suite







Total area: approx. 182.9 sq. metres (1969.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		