



Alne House

Great Alne
Warwickshire

theAgents
property consultants

Alne House is an elegant eight bedroom Georgian home. With a wealth of original features, this property offers a buyer a unique opportunity to purchase a truly special family home.

ALNE HOUSE
GREAT ALNE
WARWICKSHIRE

Summary – Alne House is a late Georgian home built in 1834, a glorious example of the period property. In total the house extends to 6246 sq ft and briefly comprises of the following: reception hall with 4 reception rooms, 8 bedrooms and 3 bathrooms, all set in beautiful wrap around gardens of about 1.25 acres with a swimming pool, detached double garage, former Coach House outbuilding and spinney.

Ground Floor – Upon entering this home, you are greeted by the wonderful reception hall with its splendid Georgian arch and diamond pattern floor tiles. The hallway runs the depth of the house, with a cloakroom to the rear. To the right of the reception hall is a formal drawing room with a wood burning fire, dual aspect windows and double doors which lead through into the dining room. The dining room again boasts a dual aspect, allowing for plenty of light. It has ample space for entertaining friends and family. The sitting room which sits adjacent to the drawing room also enjoys a wood burning stove. There is a door which leads out onto the garden terrance and a second door which opens onto the kitchen/breakfast room. The current owners have fitted a new high end bespoke kitchen complete with Quartz worktops, Belfast sink, Samsung American fridge/freezer, Aga and Bosch hob and combination microwave/oven. If you should so wish, there is excellent scope to extend the kitchen further, subject to planning permission. Leading off from the kitchen is a highly desirable pantry with marble cold shelf and boot room. The garden room is currently being used as a playroom, but would benefit from numerous potential uses.

First & Second Floor – Via a striking staircase with cast iron spindles, you will find the first floor, with three spacious bedrooms, all of which have beautiful cast iron fireplaces. The primary suite with separate dressing room and en suite bathroom. Laundry closet. Two further double bedrooms and bathroom. As well as a home study, ideal for working from home. This could also serve as an eighth bedroom if required. Off the top landing are four further bedrooms and bathroom.

Outside – The property is approached through gates along a gravel driveway, providing ample parking space for numerous cars. Beautiful private landscaped wrap around gardens with shrub beds and mature trees. Heated swimming pool. Coach house and paved path leading to an oak framed double garage. Large flagstone patio. Mature spinney.

Location – Situated on the outskirts of Alcester is the sought after village of Great Alne, where you will find a village hall, parish church, local pub as well as a primary school. In the nearby market town of Alcester, a short six minute drive away, there are a variety of amenities including a medical centre and dentist, as well as a selection of shops including a Waitrose Store. In addition, there are an excellent range of both private and state schools close by, including Alcester Grammar, King Edward VI School and Stratford Girls' Grammar School. The popular neighbouring towns of Henley in Arden and Stratford Upon Avon are also within an 8 mile radius. The M40, M42 and M5, as well as the railway network are within easy reach (Warwick Parkway Station just 13 miles away); providing convenient access to London, Birmingham and beyond.

Services to the Property – Mains electric, water and drainage. Oil fired central heating. Separate heater for the swimming pool.

Local Authority – Stratford on Avon District Council.

Viewing Arrangements – Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 550.

EPC Rating – Band E

Agents Notes – All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.







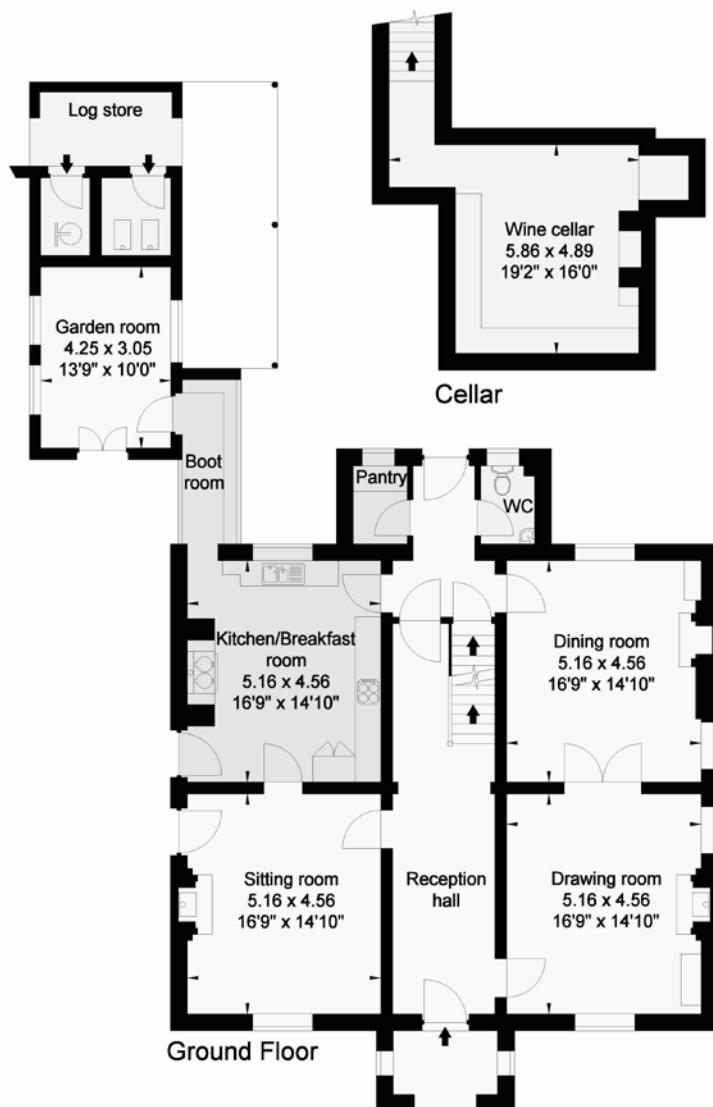




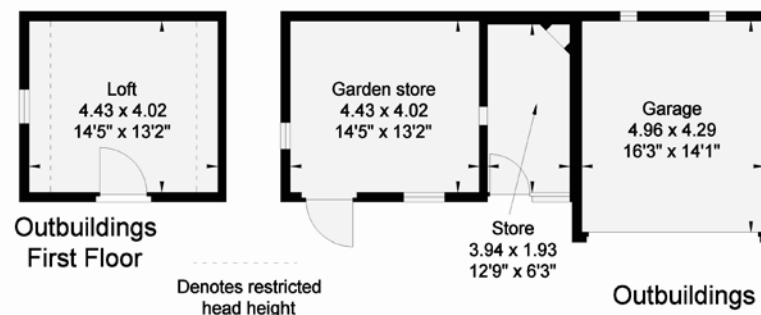




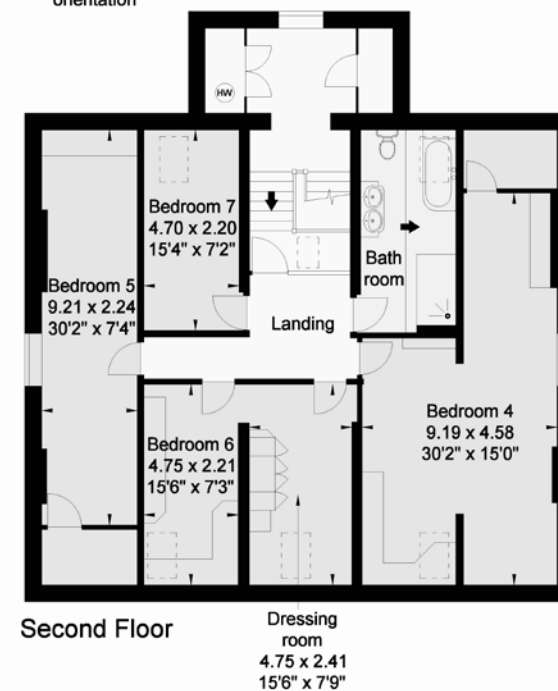
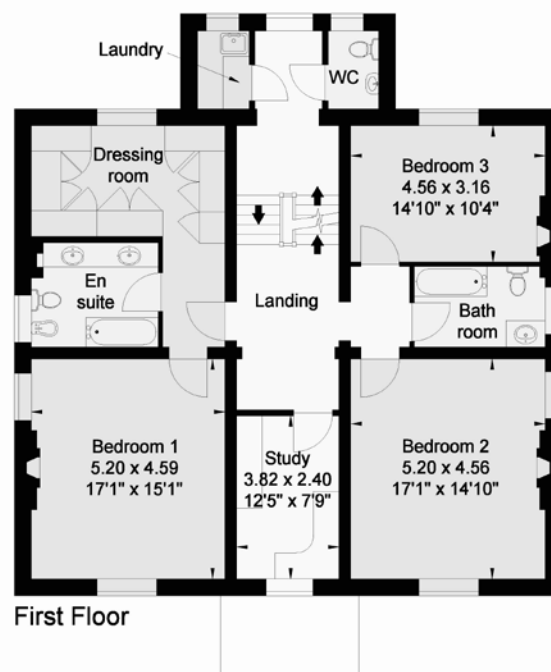




This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.



Outbuildings
Not shown in actual location / orientation



APPROXIMATE GROSS INTERNAL FLOOR AREA:
House: 458 sq m (4,932 sq ft)
Outbuildings: 122 sq m (1,314 sq ft)
Total: 580 sq m (6,246 sq ft)
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2.4.2019 ma/11214

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Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.