



VAUGHANREYNOLDS
ESTATE AGENTS

Owls Nest Church Lane
Cookhill, Alcester, B49 5JS



The Location

Located in Cookhill, a desirable village positioned on the Warwickshire and Worcestershire borders, this detached property boasts immense kerb appeal and by its veneer, looks like a typical period home. However, the property was constructed in the 1950's, so benefits from more a modern build quality, affording the perfect blend of character charm and modern refinement. In addition, the current owners have completed a schedule of updating works over their tenure, including replacing the thatched roof, kitchen, and décor throughout. Viewing is strongly recommended to fully appreciate the standard and scale of accommodation which is highly versatile and is being offered with no upward chain.

Being set back from the road beyond a generous fore garden, entering through a lych-gate, a gravel drive provides parking for several vehicles and access to the double garage and oversize detached single garage. Internally, you are greeted by an inviting reception hall, with stairs rising to the upper floor and panel doors off to a wc and shower room.

The lounge is an impressive room, boasting extensive space affording increased versatility, centred around a feature inglenook fireplace. This links through to a separate family room and further into the dining kitchen. This space is well appointed with a comprehensive range of storage, complimented by sleek quartz worksurfaces and contrasting wood effect floor tiles. There is a freestanding range cooker, integrated dishwasher and space for an American style fridge freezer and wine cooler. There is ample space for a dining table and chairs and further access to an equally well appointed utility room. There is a fitted study serving as an ideal home working space, a ground floor bedroom or additional reception room and a second utility / boot room with access to the garden.

To the first floor, a central landing with useful storage cupboard provides access to three further double bedrooms and the principal bathroom. The main bedroom is generous in size, has a walk in wardrobe/dressing room and an en-suite shower room.







Externally, the property sits well in its plot, enjoying thoughtfully landscaped gardens to all sides, providing a wealth of options, alfresco dining, and entertaining in the summer months. There is a detached double garage with electrically operated doors to front, light and power. Stairs rise to an upper floor, which provides a useful space for storage, with potential for various other uses. There is also a separate detached single garage, which has been extended to accommodate a larger vehicle with workshop area. The gated parking area is vast and there is also an electric car charging point.

The Location

Cookhill is located along the A441 in an elevated position on the Warwickshire/Worcestershire borders between Evesham and Redditch, and close to the old market town of Alcester. Cookhill is therefore well placed for Alcester town centre, with its varied schooling, shopping and recreational facilities, and the attractive Worcestershire villages of Feckenham and Inkberrow are close by as is the historic Ragley Hall Estate, the larger towns of Stratford upon Avon, Evesham, Worcester and Redditch are also within easy driving distance

Alcester has grown in both size and popularity over recent years and now offers excellent facilities for shopping, schooling (Alcester Grammar School), recreation etc. Whilst retaining the character of the town centre, which has many fine historic buildings, and excellent family houses have been provided within a mile of the town centre. A further benefit is the proximity to other important Midland centres such as Birmingham, Redditch, Worcester, Evesham and Stratford upon Avon.

In addition the M42 and M40 motorways are easily accessible from the A435 (Alcester to Birmingham Road) and A46 (Alcester to Warwick Road), together with fast travel on to the M5, M6 and M1 as well as access to the NEC at Bickenhill, Birmingham International Airport and New Street Railway Station.





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4



3



0.26 acre(s)

GENERAL INFORMATION

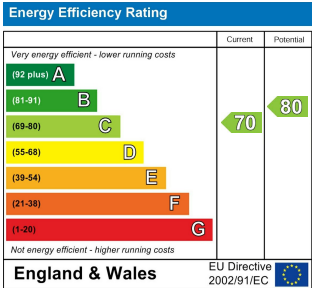
Church Lane, Cookhill

Ground Floor



Total Area Approx
270.3 Sq M
2909.48 Sq Ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.



Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Wychavon, Council Tax Band G

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