



EARLES
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Cherrywood
Stratford Road
Alcester
B49 6LN
£975,000

Address: 21 High Street, Alcester, Warwickshire, B49 5AE - Email: info@earlesgroup.co.uk - Telephone: 01789 330 915

A one off opportunity to purchase this substantial five bedroom detached family home, built in the 1920's and having panoramic open countryside views. Located in Oversley Green, a stone's throw away from the market town of Alcester which has an abundance of shops, cafes, independent businesses and Waitrose. There are many junior schools within the vicinity and three High Schools, including Alcester Grammar. The town is within easy access of the A46, A422 and A435 which, in turn, provide links to the M5, M6 and M42 motorways. There are also regular bus services, which run to Bidford-on-Avon, Evesham, Redditch, Stratford-upon-Avon and Studley.

The accommodation is arranged over two floors and has an impressive total floor area of 3650sq.ft!



The property has two access points off the Stratford Road onto a stone driveway providing parking for several vehicles.

Entrance Hall

7'10" x 13'5" (2.4m x 4.1m)

Accessed via a storm porch, into a solid timber front door with double glazed windows either side. Stripped floorboards and doors leading to ground floor rooms.

Sitting Room

16'8" x 16'0" (5.1m x 4.9m)

Having wood panelling to all four walls, central fireplace with log burning stove inset and a walk in bay window which overlooks the mature front gardens.

Kitchen/Dining Room

17'0" x 12'5" (5.2m x 3.8m)

Having a range of wall and base units with butcher block worktops over, a Belfast sink with mixer taps over. An oil fired Aga and laminate wood effect flooring and doorway leading to;

Dining Room

13'5" x 17'0" (into bay) (4.1m x 5.2m (into bay))

Having wood panelling to all four walls, a walk in bay window and central fireplace. Double doors leading to the rear garden.

Utility Room

11'1" x 14'5" (3.4m x 4.4m)

Having a range of base units with laminate worktops over, a stainless steel sink with mixer tap over, plumbing for a washing machine and a floor mounted oil Worcester boiler. There is a doorway which leads to outside.

Snug

12'1" x 13'9" (3.7m x 4.2m)

Having a window to the rear elevation with open countryside views and a central fireplace.

Office

12'1" x 13'9" (3.7m x 4.2m)

Having a range of built in cupboards and a central open fireplace. Doorway leading to ground floor annexe.

WC

5'10" x 6'2" (1.8m x 1.9m)

Having a WC, hand basin and a fitted cupboard housing the hot water cylinder.

Study

5'6" x 11'1" (1.7m x 3.4m)

Having wood panelling to all four walls.

First Floor

Master Suite

15'5" x 23'3" (4.7m x 7.1m)

An impressive master suite, having wood panelling to the ceiling, dual aspect to the front and rear, double sliding patio doors which open up onto a balcony which has gorgeous open countryside views, a doorway leading to a walk in wardrobe and another leading to;

En-Suite Bathroom

11'1" x 5'2" (3.4m x 1.6m)

Having ceramic tiles around the bath with shower over, WC, hand basin and bidet.

Bedroom Two

10'5" x 20'0" (3.19m x 6.1m)

Being dual aspect allowing natural light to flood through, having wood panelling to the ceiling and doorway leading to;

En-Suite Shower Room

8'2" x 8'10" (2.5m x 2.7m)

Ceramic tiles around the shower and to half height for the remaining walls. Having a walk-in double shower, WC and hand basin. A Velux window overlooking the open countryside.

Bedroom Three

12'1" x 12'5" (3.7m x 3.8m)

A generously sized third bedroom, having wood panelling to the ceiling, a large picture window which overlooks the open countryside and a fitted wardrobe.

Bedroom Four

13'1" x 9'10" (4m x 3m)

A good size double bedroom, having wood panelling to the ceiling and a window to the side elevation overlooking the mature gardens and doorway leading to;

Ground Floor Annexe

Bedroom

11'9" x 10'5" (3.6m x 3.2m)

Having a doorway to

En-suite Shower Room

6'10" x 7'2" (2.1m x 2.2m)

Having a corner shower, WC, hand basin with vanity unit below and bidet.

Kitchen/Dining Room

8'6" x 10'5" (2.6m x 3.2m)

Having a range of wall and base units with laminate worktops over, stainless steel sink with mixer tap over, integral appliances to include a four ring electric hob and double oven below, space and plumbing for a washing machine.

Living Room

11'9" x 10'5" (3.6m x 3.2m)

Having a fitted TV stand.

Bathroom

10'9" x 9'6" (3.3m x 2.9m)

Having a bath with shower head over, WC and hand basin. Ceramic tiles to all four walls.

Outside

The gardens that surround the dwelling are mainly laid to lawn with many mature trees, including fruit and walnut trees. A patio area to the rear overlooking farmland. There is a large hard standing area on the Eastern boundary and an outside WC to the rear of the property.

Garage

10'2" x 17'4" (3.1m x 5.3m)

Having power and lighting

Additional Information

What3words:

///gestures.kickbacks.rucksack

Services:

Mains electricity and water are connected to the property. The heating is via an oil-fired boiler, which is located in the utility room.

Broadband:

Ultrafast broadband speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps. For more information visit: <https://checker.ofcom.org.uk/>.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

Council Tax:

Stratford-on-Avon District Council - Band G

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

Strictly by prior appointment with Earles (01789 330 915/01564 794 343).

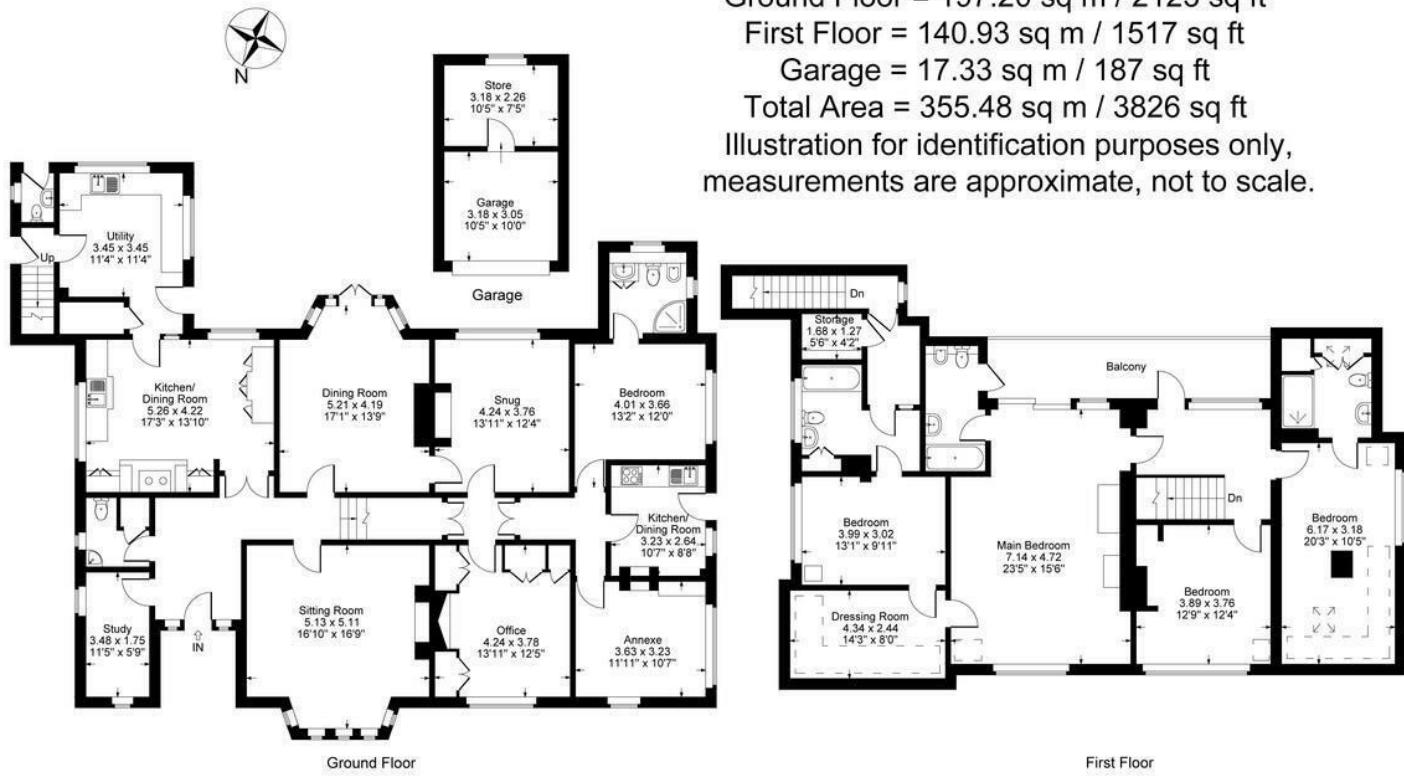
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For Identification Purposes Only



Cherrywood



Approximate Gross Internal Area
 Ground Floor = 197.20 sq m / 2123 sq ft
 First Floor = 140.93 sq m / 1517 sq ft
 Garage = 17.33 sq m / 187 sq ft
 Total Area = 355.48 sq m / 3826 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D		40	
(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			
(82 plus) A			
(61-81) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

