



EARLES
TRUSTED SINCE 1935



Oversley Mill House
Mill Lane
Alcester
B49 6LQ

Offers In Excess Of £450,000

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

A one off opportunity to purchase a substantial detached family home located within a rural setting of Oversley Green, a short walk to the market town of Alcester. This stunning Grade II listed property is oozing charm with its many exposed shipping timbers, original features and Binton stone walls. The accommodation is arranged over three floors and briefly comprises of; entrance hall with door leading to Kitchen/dining/family room, having a range of wall and base units, Inglenook fireplace, ceramic tiled floor and door leading to an office and utility room. A generously sized living room having an Inglenook fireplace with a wood burning stove, ceramic tiled floor with doors leading off to a snug area and WC. To the first floor are three/four generously sized bedrooms and a family bathroom. There is a staircase off the landing giving access to the second floor providing three rooms. On the Western side of the house there is a large reception room with a staircase leading to the first floor which has great potential to be converted to an annex. Outside there is a generously sized garden which is mainly laid to lawn with shrubs and fruit trees, parking for several vehicles and a double car port.



What3words:

///winds.disputes.removing

Services:

The property is connected to mains electricity and water with oil fired central heating and a septic tank shared with two other properties. A charge of £15.00 per month covers the cost of the septic tank and maintenance of the track.

Broadband:

Superfast broadband speed is available in the area, with predicted highest available download speed 52 Mbps and highest available upload speed 10Mbps. 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).



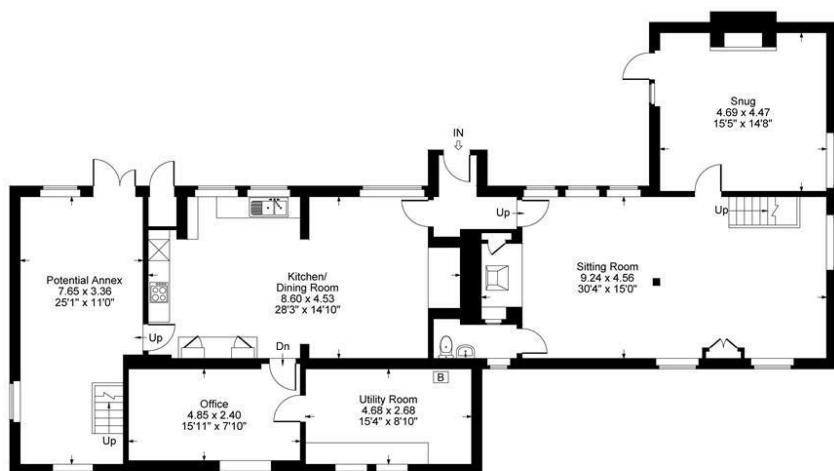






Approximate Gross Internal Area
 Ground Floor = 138.43 sq m / 1490 sq ft
 First Floor = 91.39 sq m / 984 sq ft
 Second Floor = 39.35 sq m / 424 sq ft
 Annex Ground Floor = 24.36 sq m / 262 sq ft
 Annex First Floor = 21.31 sq m / 229 sq ft
 Outbuilding = 31.61 sq m / 340 sq ft
 Total Area = 346.45 sq m / 3729 sq ft

Illustration for identification purposes only,
 measurements are approximate, not to scale.



Annex Ground Floor

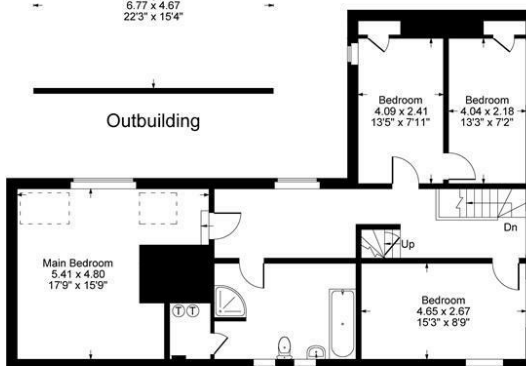
Ground Floor



Annex First Floor



Second Floor



First Floor

Outbuilding

