



**9 Appleby Close,
Great Alne, Alcester, Warwickshire, B49 6HJ
Offers In Excess Of £530,000**

Situated on a quiet cul-de-sac in the rural location of Great Alne, this light and spacious detached family home briefly comprises; four bedrooms, three bathrooms (including two en-suite shower rooms), two reception rooms, dining kitchen, utility room, and downstairs WC. It further benefits from a generously-sized rear garden, tandem garage, driveway parking to the front, and stunning views over the adjoining rolling fields of the Warwickshire countryside.

Great Alne is a delightful village with a primary school, village hall, The Mother Huff Cap (independent country public house) and 13th Century parish church. The area is surrounded by glorious open fields, which together with the River Alne, make for very pleasant country walking. The property is well placed for the small Roman town of Alcester, which offers such facilities as shops (including Tesco Express and Waitrose), cafés, restaurants, pubs, post office, doctors' surgery/health centre, and both primary and secondary schools, including a grammar school. It is within easy access of the A46, which, in turn, gives links to the A44, A422 and A435, enabling efficient travel to the Cotswolds, Evesham, Stratford-upon-Avon and Worcester. The property is also well placed for the M5 and M40 motorways, which provide links to Birmingham, Cheltenham and Gloucester. Local rail services are available from Wilmcote and Wootton Waven between Stratford-upon-Avon and Birmingham City Centre. In addition, the nearby railway stations at Evesham and Honeybourne offer regular, direct trains to Worcester, Oxford and London (Paddington).



The property is set back from the road and approached via a block paved driveway, which provides parking for multiple vehicles and gives access to the garage. There is a lawned foregarden to the side with borders housing a range of mature plants and shrubs. The UPVC double glazed front door opens into:

Entrance Porch

5'10" x 4'3" (1.80m x 1.30m)

With ceramic tiled flooring. Door into:

Open Plan Reception Hall/Room

23'3" (max) x 13'9" (7.10m (max) x 4.20m)

Feature coving to the ceiling, staircase rising to the first floor, UPVC double glazed window to the front, two radiators, and solid oak wood flooring. Door into:

Downstairs WC

Low level WC and wash hand basin.

Living Room

16'4" x 11'9" (5.00m x 3.60m)

Feature coving to the ceiling, UPVC double glazed window to the front, fireplace with inset log burning stove, marble surround and marble hearth, and radiator. Double doors into:

Dining Kitchen

• Dining Area

12'5" x 11'9" (3.80m x 3.60m)

Feature coving to the ceiling, UPVC double glazed French doors with matching side panels leading to the rear garden, radiator, and solid oak wood flooring.

• Kitchen Area

14'1" x 7'10" (4.30m x 2.40m)

Feature coving to the ceiling, UPVC double glazed window to the rear, fitted kitchen with a range of wall, drawer and base units with work surfaces and matching upstands over, inset stainless steel sink with chrome mixer tap over, built-in double oven, inset 4-ring hob, integrated fridge, built-in dishwasher, and solid oak wood flooring. Door into:

Utility Room

8'10" x 7'6" (2.70m x 2.30m)

UPVC double glazed door leading to the rear garden, further door leading to the integral garage, fitted with a range of wall and base units with work surfaces and matching upstands over, inset composite sink with chrome mixer tap over, space for a undercounter freezer, space and plumbing for a washing

machine, space for a tumble dryer, floor mounted "Worcester Bosch" oil-fired boiler, and laminate flooring.

First Floor Landing

Hatch giving access to the loft, feature coving to the ceiling, UPVC double glazed window to the side, and radiator. Door into:

Bedroom One

13'1" x 11'9" (4.00m x 3.60m)

Feature coving to the ceiling, UPVC double glazed window to the front, a range of built-in wardrobes (full width), radiator, and wood effect laminate flooring. Door into:

En-Suite Shower Room

3-piece suite comprising; large walk-in shower cubicle, low level WC, vanity unit with inset wash hand basin and chrome mixer tap over, and chrome ladder-style heated towel rail.

Bedroom Two

13'9" x 12'9" (4.20m x 3.90m)

Feature coving to the ceiling, UPVC double glazed window to the front, and radiator. Door into:

En-Suite Shower Room

3-piece suite comprising; large walk-in shower cubicle, low level WC, vanity unit with inset wash hand basin and chrome mixer tap over, and grey wood effect laminate flooring.

Bedroom Three

12'1" x 8'6" (3.70m x 2.60m)

Feature coving to the ceiling, UPVC double glazed window to the rear, radiator, and wood effect laminate flooring.

Bedroom Four

8'10" x 6'10" (2.70m x 2.10m)

Feature coving to the ceiling, UPVC double glazed window to the rear, and radiator.

Family Bathroom

9'6" x 5'2" (2.90m x 1.60m)

Feature coving to the ceiling, obscure UPVC double glazed windows to the rear, 4-piece suite comprising; panelled bath with chrome mixer tap and telephone-style shower attachment over, large walk-in shower cubicle, low level WC, pedestal wash hand basin with chrome hot-and-cold taps over, tiling to splashback areas, radiator, and wood effect tiled flooring.

Tandem Garage

23'7" x 9'2" (7.20m x 2.80m)

Manual up-and-over door to the front, work bench, lighting, and power.

Rear Garden

Generously-sized and adjoining open countryside at the rear; being mainly laid-to-lawn with a large decked area and further paved patio area, all bound by timber fencing. There is space for two garden sheds and a timber gate gives pedestrian access to the front of the property.

Additional Information

Services:

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

Broadband:

Superfast broadband speed is available in the area, with predicted highest available download speed 80 Mbps and highest available upload speed 20 Mbps. For more information visit: <https://checker.ofcom.org.uk/>. Fibre is already connected to the house.

Tenure:

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

Council Tax:

Stratford-on-Avon District Council - Band E

Fixtures & Fittings:

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

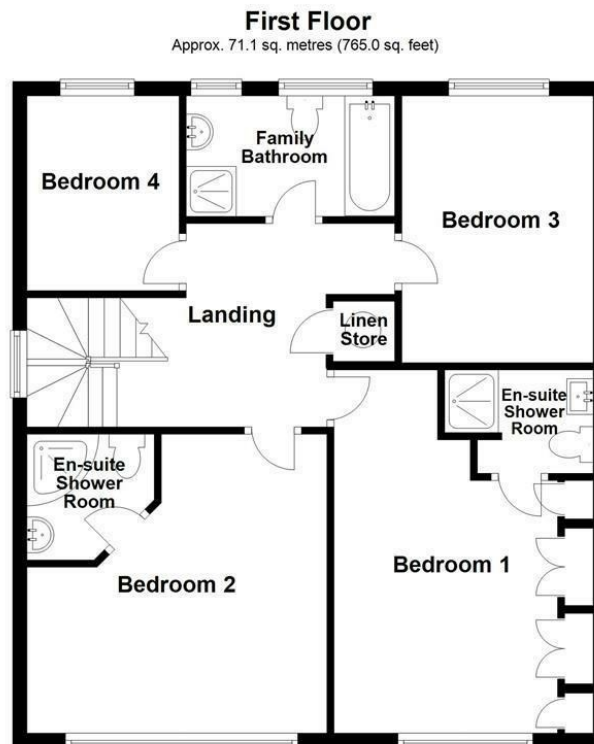
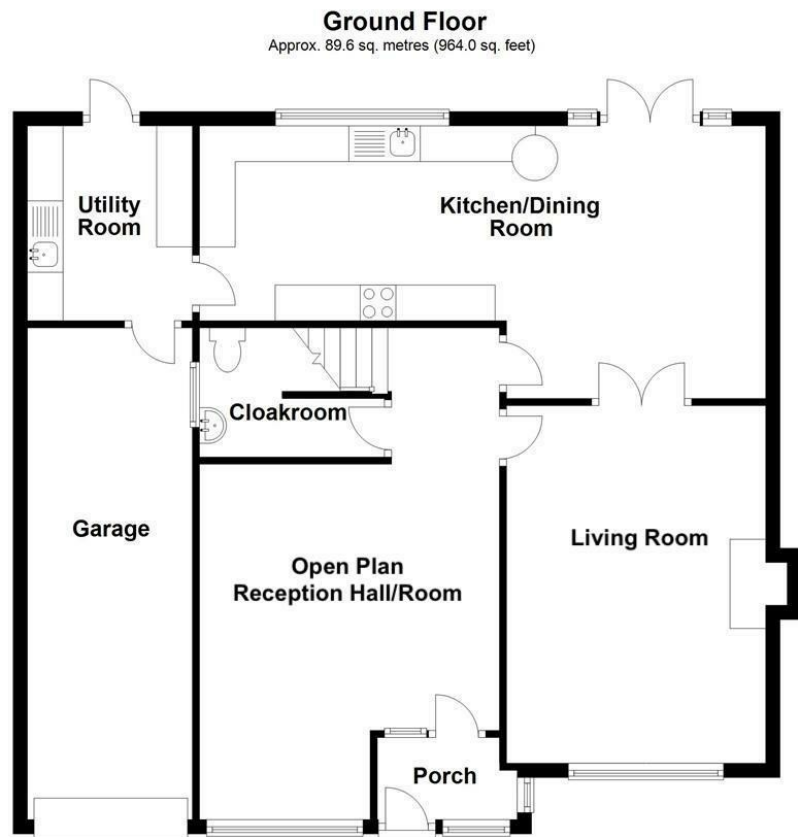
Viewing:

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

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Total area: approx. 160.6 sq. metres (1729.0 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.

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	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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

