



6 Maudslay House
Woodland Drive
Alcester
B49 6FY
Guide Price £399,950

A rare opportunity to secure a spacious and highly sought-after retirement apartment for over 55's within the prestigious Maudslay House.

This stunning second-floor apartment has been designed with comfort and style in mind, offering generous proportions and an abundance of natural light throughout. The accommodation includes two beautifully presented double bedrooms, with the elegant master suite enjoying the luxury of an en-suite shower room. A second contemporary bathroom provides convenience for guests and residents alike.

The showpiece of the home is the impressive double-aspect living and dining room – a superb space for both relaxed everyday living and entertaining friends and family. French doors open directly onto a Juliet balcony, providing the perfect spot for morning coffee or evening drinks while taking in the peaceful surroundings. The apartment also boasts a fully fitted kitchen, complete with integrated appliances and excellent storage, designed to make day-to-day living effortless.

Life at Maudslay House offers security and reassurance, with 24-hour on-site staff presence and a discreet emergency call system fitted to every apartment, ensuring complete peace of mind.

Nestled just outside the sought-after town of Henley-in-Arden, and only a short drive from both Stratford-upon-Avon and Alcester, Maudslay House is ideally placed to enjoy the very best of Warwickshire. Residents benefit from the charm of countryside living, whilst being perfectly positioned for access to local shops, restaurants, and the rich cultural heritage of Shakespeare's England.



Entrance Hall
10'10" (max) x 18'8" (3.32m (max) x 5.71m)

Storage
6'6" x 3'7" (2.00m x 1.11m)

Open Plan Kitchen/Dining/Living Room
26'9" x 12'2" (8.16m x 3.72m)

Bedroom One
17'1" x 16'1" (5.21m x 4.92m)

En-Suite
4'5" x 7'10" (1.36m x 2.40m)

Bedroom Two
17'3" x 8'5" (5.28m x 2.57m)

Bathroom
6'5" x 7'3" (1.96m x 2.21m)

Great Alne Park

If your dream is a peaceful countryside lifestyle, Great Alne Park brings that vision to life. Tucked away in the heart of historic Warwickshire, and forming part of the gateway to the Cotswolds, this beautiful setting is surrounded by rolling hills, golden stone villages, bustling market towns and grand country houses stretching all the way towards Bath. It's a landscape that invites you to explore, while also offering the perfect backdrop to relax, recharge, and savour a slower pace of life. And when you're ready for something livelier, the area is full of creativity, culture and energy – the best of both worlds.

Location

Few places combine rural charm with such convenience. Situated just beyond Henley-in-Arden and only eight miles from Stratford-upon-Avon, Great Alne Park enjoys the tranquillity of village life with the advantage of being moments from one of England's most celebrated market towns. The community here blends seamlessly into the wider area, while offering the comfort of a welcoming and close-knit environment.

Step outside and you'll find 78 acres of beautiful parkland to explore, including 20 acres of enchanting woodland – the perfect setting for a gentle walk or an invigorating afternoon stroll.

Wellbeing

Life here has been thoughtfully designed with wellbeing at its heart. Every apartment is fitted with a 24-hour emergency call system, supported by staff presence around the clock. And if you should ever require additional assistance, trusted CQC-registered domiciliary care providers are available locally to provide tailored support, giving you peace of mind both now and in the future.

Heritage

Great Alne itself has a rich and fascinating history. Once known as Round Alne in the Middle Ages, the village takes its name from the River Alne and was first recorded in the charter of King Æthelbald between 723 and 737. Just nearby lies Alcester, originally founded by the Romans around AD 47 as a walled fort. The town has grown through the centuries, showcasing an extraordinary mix of Medieval, Tudor, Georgian, Victorian and modern architecture. One of its oldest surviving buildings, The Old Malthouse on the corner of Church Street and Malt Mill Lane, is thought to date back to the early 1500s – a reminder of the area's long and enduring heritage.

Facilities at Great Alne Park

Wellness Spa & Relaxation Pool

Why settle for a little "me time" when you can have plenty? Our wellness spa has been designed as a sanctuary of calm – a place to unwind, recharge and focus on your wellbeing. Start the day with a gentle swim, or simply indulge in a moment of tranquillity whenever you need it.

Restaurant

Fresh, local ingredients and simple, elegant cooking are at the heart of our dining experience. Pair this with attentive service and a carefully chosen wine list, and every meal feels special. The restaurant is also open to the public – so why not join us for lunch? Call ahead to reserve your table.

Bar & Clubhouse

The clubhouse bar offers the ideal setting to meet friends, enjoy an afternoon drink, or round off the evening with a nightcap. Relaxed, welcoming and sociable – it's the heart of the community.

Private Cinema

From timeless classics to the latest releases, our cinema is perfect for an afternoon escape. It's especially magical when shared with grandchildren, giving them a memory to treasure.

Games Room

A versatile space for hobby groups, community clubs, or simply spending time with neighbours. Overlooking the gardens, it's a bright and sociable spot for both lively gatherings and quiet relaxation.

Event Space

Whether you're hosting a celebration, running a club, or organising a get-together, our event space is available to all residents. Just book it, and enjoy having the perfect venue right on your doorstep.

Library

The clubhouse library offers a wide selection of books and daily newspapers. It's a peaceful corner for reading, study, or simply enjoying a little quiet time.

Gym & Studio

Our fitness suite is equipped with accessible, easy-to-use machines and

a studio space for classes. From gentle workouts to personal training, it's designed to support health and fitness at every stage of life.

Concierge & Chauffeur Service

For shopping trips, appointments, or travel further afield, our chauffeur service makes life that little bit easier. Whether you're travelling alone, with a partner, or in a small group, let us take care of the journey so you can simply relax.

Additional Information

Services:

Mains drainage, electricity and water are connected to the property.

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/>

Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Likely' and the indoor availability being rated 'Likely' and 'Limited'. For more information, please visit:

<https://checker.ofcom.org.uk/>.

Tenure:

The property is Leasehold with a term of 125 years from and including 1 April 2017. Vacant possession will be given upon completion of the sale.

Service Charge

The service charge is approximately £2,338.50 per quarter and ground rent £250 per annum.

Council Tax:

Stratford-on-Avon District Council - Band F

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 (01564 794 343/01789 330 915).

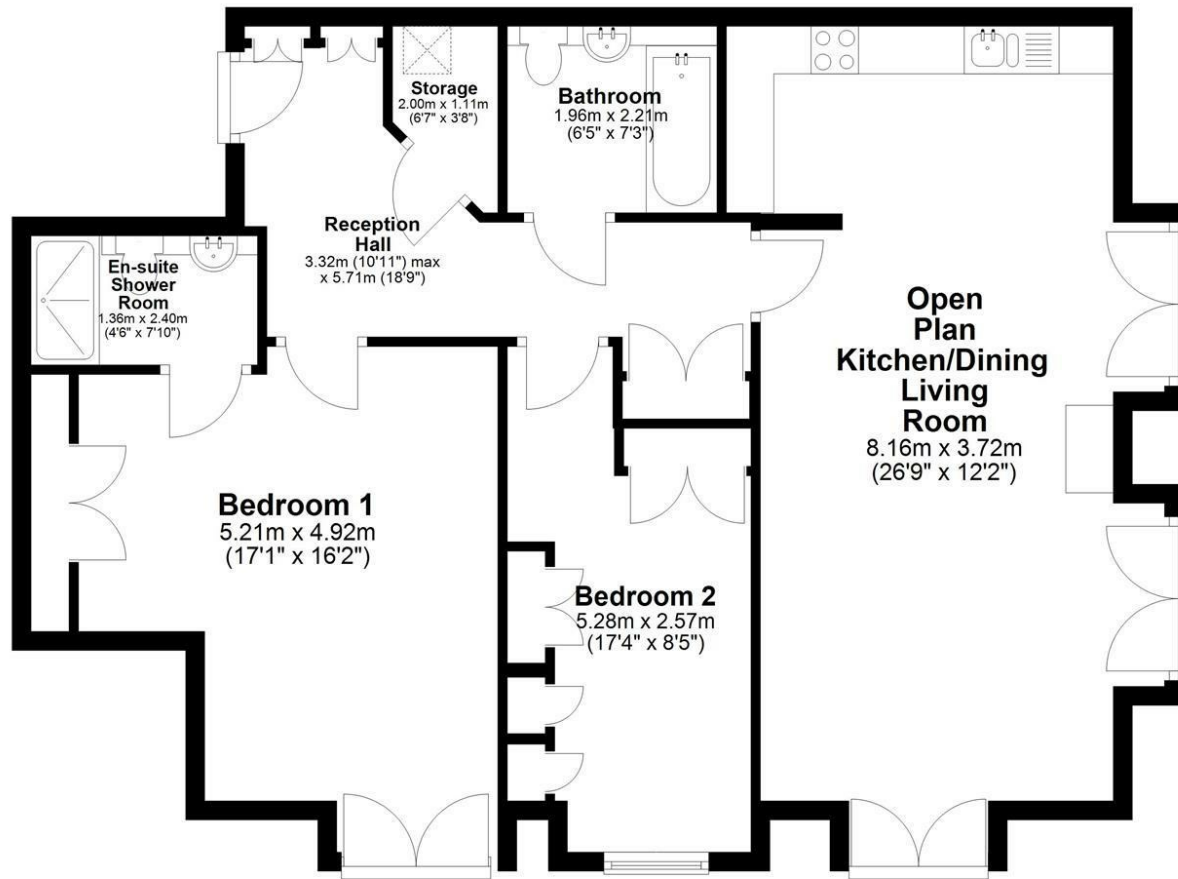
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Second Floor Apartment

Approx. 90.8 sq. metres (976.9 sq. feet)



Total area: approx. 90.8 sq. metres (976.9 sq. feet)

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	84	84
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		

