



LOWER BROOK HOUSE, SHELFIELD, B49 6JP

Offers Over £950,000

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If location is everything, then this splendid country home has everything. Set beside a country lane, standing amidst beautiful south westerly gardens approaching half an acre with a Brook on one boundary & the Heart of England Forest beyond. Delightful walks in all directions.

SHELFIELD is a small hamlet between Stratford upon Avon and Henley-in-Arden. The nearest villages are Wootton Wawen, Aston Cantlow, Great Alne and Little Alne. It is a rural situation, but accessible via country lanes to more major roads, such as the A435, A3400 and A4189.

Both Alcester and Henley in Arden are within easy reach and provide good shopping facilities for day to day purposes. Stratford upon Avon, the home of the cultural centre and home of the Royal Shakespeare Theatre provides a more extensive selection of shopping and leisure facilities. Henley in Arden 4.4 miles, Alcester 5 miles, Stratford upon Avon 7 miles, M40 (J15) 10 miles, Warwick Parkway Station 12 miles (trains to London Marylebone), Warwick 14 miles, M5 (J6) 18 miles (distances approximate).

APPROACH

This fine home enjoys a slightly elevated setting adjacent to the lane. Twin farm gates give access on the gravelled drive & parking. Terraced lawn to one side.

PORCH

Panelled front door with mullion inset. Upvc double glazed side windows. Matching inner door into,

RECEPTION HALL

Oak flooring together with Oak & glass partition wall. Cloaks & store cupboard. Oak framed glass door into,





SITTING ROOM

Engineered light Oak flooring with under floor heating. This dual aspect room has a four section patio door at the rear plus Upvc front window. The room features central chimney breast with brick slips & Oak beam with multi fuel stove on raised slate hearth. Wooden shelving & mock beam ceiling.

DINING ROOM

Open plan, part of this "L" shaped room, with underfloor heating. Patio doors leading out to the terrace & garden. Double Oak doors into,

FAMILY ROOM

With slate tiled flooring which extends through into the kitchen. Patio door & adjacent Upvc picture window. This lovely "day" room has a wide recessed inglenook under Oak mantel. Brick sides & raised flagstone hearth with the second multifuel stove..

KITCHEN

Units in Cream laminate under wooden butchers block worktops. Stainless steel sink below one of two Upvc double glazed windows. Range style cooker. Plumbing for dishwasher & space for fridge/freezer. Skirting lighting. Wall cupboards. Shelved pantry. Mock ceiling beams with downlights.

UTILITY ROOM

Tiled floor. Matching worktop to the kitchen with sink, drainer & mixer tap. Plumbing for a washing machine. Stable door to the front. Large store cupboard.





WC

High level window.

LANDING

Oak & glass balustrade. Twin Upvc double glazed windows to the front. Airing cupboard.

BEDROOM ONE

A superb dual aspect room with Upvc double glazed windows front & rear.

EN-SUITE

Tiled floor & extensive wall tiling. Corner quadrant shower with glass doors. WC & wash basin. Upvc double glazed window. Downlights.

BEDROOM TWO (REAR)

A large double room with Upvc double glazed window.

STUDY / BEDROOM THREE (FRONT)

Upvc double glazed front window.

BEDROOM FOUR (REAR)

Upvc double glazed window.

BEDROOM FIVE (REAR)

Three quarter height Upvc double glazed window.

BATHROOM

A very generous room with grey Oak effect tiled floor. Upvc double glazed side window. Freestanding roll top bath with side mixer tap & hand held shower. WC & wash basin. Large glass sided walk ins shower with waterfall head & hand held shower. Chrome towel rail.

GARDEN

Totally private & enjoying a South Westerly aspect. Extensive paved terrace part of which is below a wooden pergola. Sleeper steps up to extensive lawn & Orchard with Apples, Damson, Plum & Cherry trees. Covered wood store.

WOODEN STUDIO

Delightfully situated above the Brook & overlooking the maturing woods beyond. Windows on every side including double French doors. Power & lighting.

DOUBLE GARAGE

Double wooden doors. Power, lighting & side door.

DOUBLE CAR PORT

Timber farm gates. Open roof void to provide useful storage. High enough to store caravan/ boat etc.





GENERAL INFORMATION

The property is FREEHOLD. Water, telephone & electricity are connected. Oil fired central heating. Private drainage system to a septic tank.





Ground Floor
Approximate Floor Area
1,268 sq. ft.
(117.8 sq. m.)



First Floor
Approximate Floor Area
1,106 sq. ft.
(102.8 sq. m.)

Approx. Gross Internal Floor Area 2,375 sq. ft. (220.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission,