



## WOODHOUSE FARM

Alne Hills, Great Alne, Alcester, Warwickshire









# A CHARMING AND BEAUTIFULLY PRESENTED PROPERTY

Situated just outside the rural Warwickshire village of Great Alne  
with a gated driveway, triple garage, and delightful views.

## Summary of accommodation

Six bedrooms | Four bathrooms

Kitchen/breakfast/family room | Dining room | Drawing room | Sitting room | Entrance hall | Storage/utility

Triple garage

Garden and paddock extending to 1.47 acres

**Distances:** Alcester 3.7 miles, Redditch 8.8 miles, Stratford-upon-Avon 9.3 miles, M40 (J15) 13 miles  
Warwick 13.2 miles, Solihull 14.7 miles, Evesham 15 miles (trains to London Paddington from 1 hour 41 minutes)  
M5 (J5) 15 miles, (trains to London Marylebone from 69 minutes), Leamington Spa 16.1 miles  
Birmingham International Airport and Station 19.4 miles (trains to London Euston from 74 minutes)  
Worcester 23.5 miles, Cheltenham 34 miles  
(All distances and times are approximate)

# SITUATION

Woodhouse Farm is situated just outside the picturesque village of Great Alne, surrounded by the scenic beauty of the Warwickshire countryside and steeped in history, located just a few miles from the renowned National Trust property, Coughton Court. Nature lovers will appreciate the proximity to the Cotswolds, just a short drive south, while Cheltenham is around 34 miles away. The surrounding towns of Stratford-upon-Avon, Warwick, Leamington Spa, Worcester and Solihull provide a wealth of shopping, dining, and leisure opportunities.

Conveniently located, Woodhouse Farm offers easy access to major transport links, with Birmingham city centre only 19 miles to the north. The M40, M42, and M5 are within easy reach, making it ideal for commuters. Birmingham International Station offers regular services to London Euston, while

Warwick Parkway Station connects to London Marylebone and Evesham to London Paddington.

The area is well served by state, grammar and private schools, including the highly regarded St Benedict's Roman Catholic High School, Alcester Academy, Alcester Grammar School, Bromsgrove School, Warwick Prep and Public School and King's High School for Girls in Warwick.

There are a number of golf courses in the area. Racing at Stratford, Warwick and Cheltenham, motor racing at Silverstone, and fishing and sailing at Draycote Water.

# THE PROPERTY

Woodhouse Farm is a beautiful, detached property, constructed from brick under a tile roof. The property has been sympathetically refurbished and extended by the current owners and effortlessly blends traditional character and charm with modern-day living.













The front door opens to an elegant entrance hall with stairs rising to the first floor. A door opens to a magnificent, dual aspect, sitting room with feature fireplace housing a wood burner, decorative cornicing, and a ceiling rose. Opposite the sitting room is a door opening to a well-proportioned dining room, which also benefits from a feature fireplace and beautiful views to the front garden. The entrance hall continues to a spacious reception hall with tiled flooring and an original wooden door which opens to a cloakroom. Double-glazed doors open to a delightful drawing room with built-in storage, a charming brick fireplace with a wood-burning stove, and external double doors leading to the patio beyond. The reception hall also provides access to the magnificent, open-plan kitchen/breakfast/family room with two sets of bifold doors opening to the stone-paved patio and garden beyond, providing a bright and airy entertaining space. The stylish kitchen benefits from an extensive range of wall-mounted and base units sat beneath a quartz worktop, a wine fridge and space for a fridge/freezer. Steps in the entrance hall lead down to a wine cellar, which is currently fitted as a utility room; however, would also be useful as a storage room.





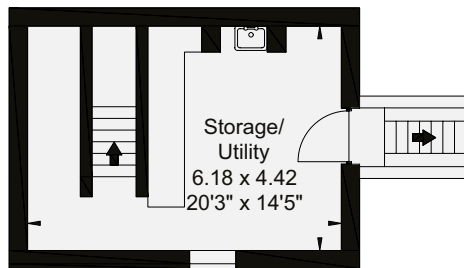


Stairs from the entrance hall rise to the first-floor landing, which provides access to an impressive Principal bedroom with an en suite shower room. The first floor further extends to three generous bedrooms, all of which offer different aspects of the beautiful surrounding countryside and are served by a spacious family bathroom, complete with fitted bath and walk-in shower.

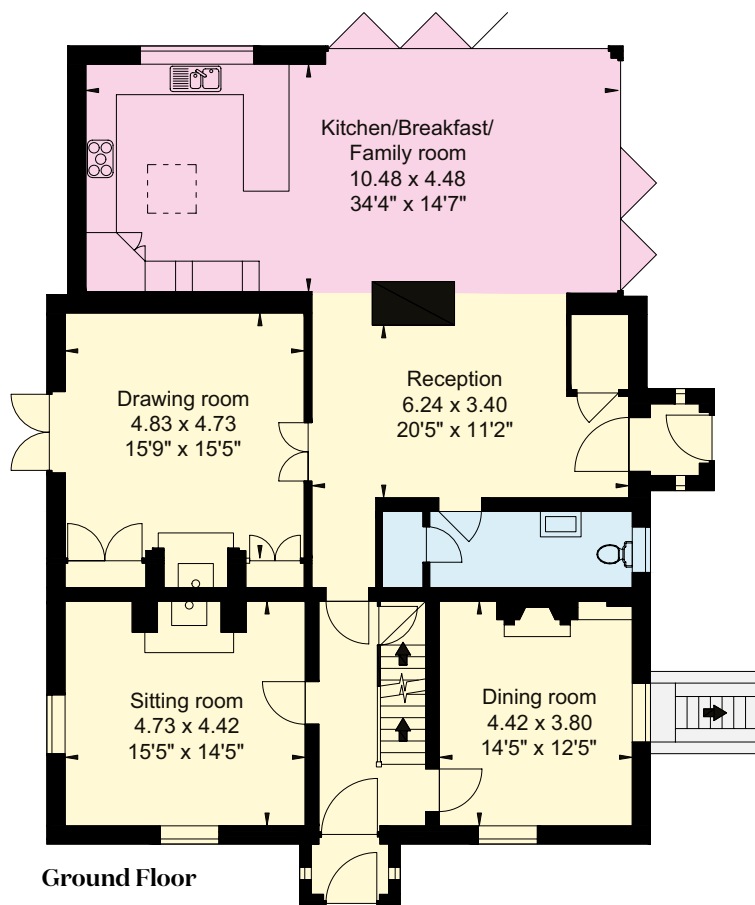
Stairs on the first-floor landing rise to the second floor, which offers two further bedrooms, both of which benefit from en suite shower rooms and unrivalled views of the open countryside to the west and the east.



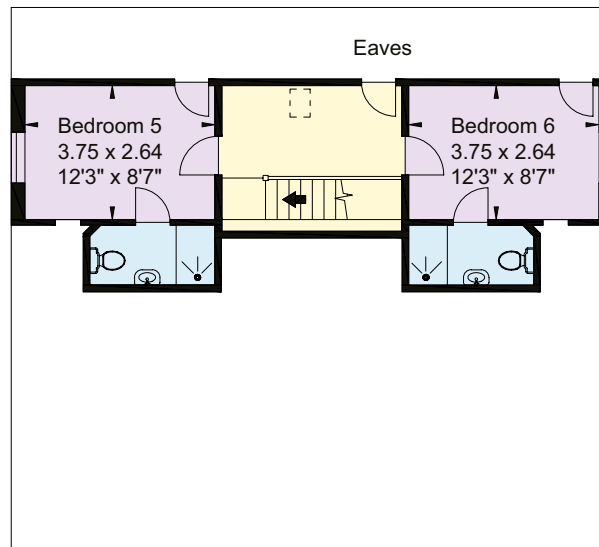
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



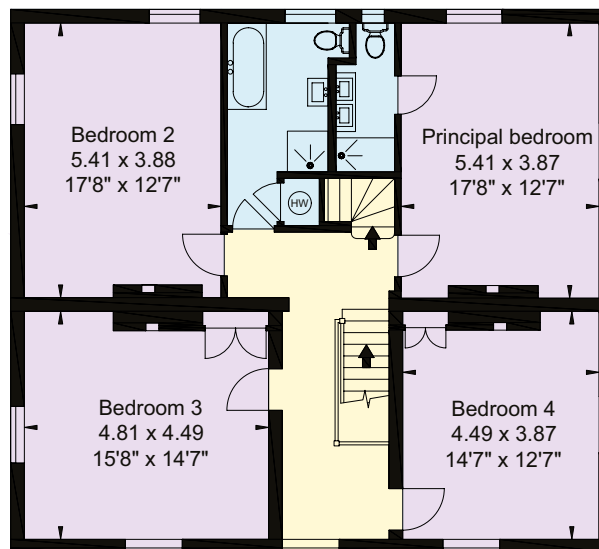
**Cellar**



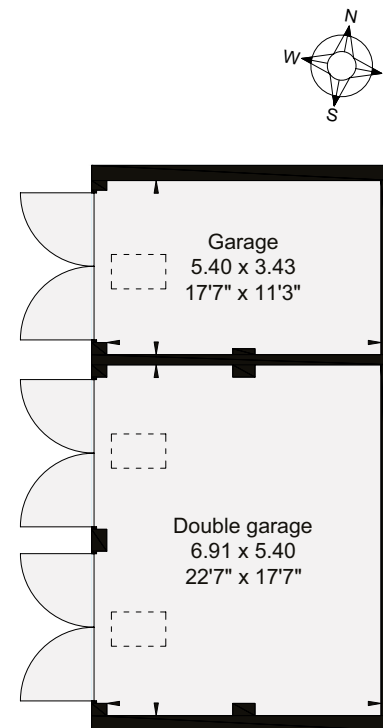
**Ground Floor**



**Second Floor**

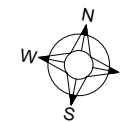


**First Floor**



**Outbuilding**

Not shown in  
actual location /  
orientation



Approximate Gross Internal Area

House: 349 sq m (3,758 sq ft)

Outbuilding: 57 sq m (614 sq ft)

Total: 406 sq m (4,372 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



# OUTSIDE

Externally, the property is accessed by wooden gates which open to a private gravel driveway with ample parking space for a number of cars, and further benefits from a triple garage.

The garden is a particular feature of the property; it is principally lawned and wraps around the property to the north and the south. The front garden offers a scattering of young pear, apple and cherry trees and is bordered partly by a mature hedgerow, and partly by wooden post and rail fencing with stock netting, offering privacy and seclusion. To the rear, a stone-paved patio provides space for outdoor entertaining and leads to a gravelled area complete with a water feature and raised wooden flower beds. The rear garden is expansive and provides a variety of mature and well-established trees. Furthermore, the rear garden offers superb, northerly views to the gallops beyond and provides access to the paddock via a wooden gate.

## PROPERTY INFORMATION

**Services:** Mains electricity and water are connected to the property. Private drainage. Oil central heating.

**Fixtures and fittings:** All those mentioned in the particulars are included in the sale, all others are excluded. However, certain items, such as the curtains and blinds, may be available by separate negotiation.

**Postal address:** Woodhouse Farm, Alne Hills, Great Alne, Alcester, Warwickshire, B49 6JS

**What3words:** ///moguls.jumped.racetrack

**Tenure:** Freehold

**Local Authority:** Stratford-on-Avon District Council: 01789 267575.

**Council Tax:** Band G

**EPC Rating:** E

**Viewing:** By prior appointment only with the agents.









We would be delighted  
to tell you more.

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Date: 24 April 2025  
Our reference: STR012473362

## Woodhouse Farm, Alne Hills, Great Alne, Alcester, B49 6JS

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,350,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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V4.3 Sep 24