







## HOLLY COTTAGE

Alne Hills, Great Alne, Warwickshire



# A BEAUTIFULLY POSITIONED COUNTRY PROPERTY WITH SUPERB VIEWS.

In a sought-after location blending comfort, character, and endless potential.

			EPC
3	2	2	F
			
2		1.57 acres	

**Distances:** Alcester 3 miles, Stratford-upon-Avon 8 miles, M40 (J15) 13 miles,  
Warwick Parkway Station 13 miles (trains to London Marylebone from 69 mins), Warwick 14 miles  
M5 (J6) 18 miles, Birmingham International Airport 19 miles, Cheltenham 31 miles  
Henley-in-Arden 7 miles (trains to Birmingham from 45 mins)  
(All distances and times are approximate)

## SITUATION

Great Alne is a popular village with a village hall, public house and parish church. There is a primary school in the village, and a wider range of private grammar and state schools in the area to suit most requirements including grammar schools in Alcester and Stratford-upon-Avon, The Croft Prep School and Warwick Prep and public schools and King's High School for Girls.

Day to day shopping facilities are available in the market town of Alcester, which has a Waitrose store, with more comprehensive shopping and leisure facilities including the historic Royal Shakespeare Company theatres available in nearby Stratford-upon-Avon.

The M42, M40 and M5 are readily accessible providing access to the wider motorway network.

There is a commuter train service from Stratford-upon-Avon to Birmingham city centre and a fast train service to London Marylebone from Warwick Parkway whilst a bus service runs from the village to Stratford upon Avon and Redditch.

## THE PROPERTY

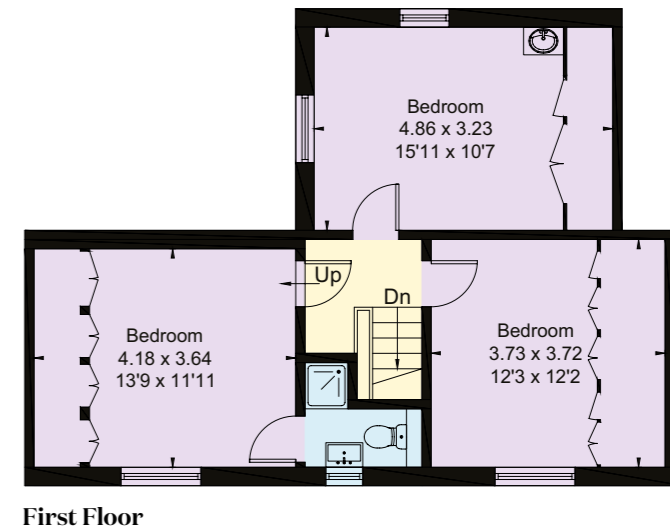
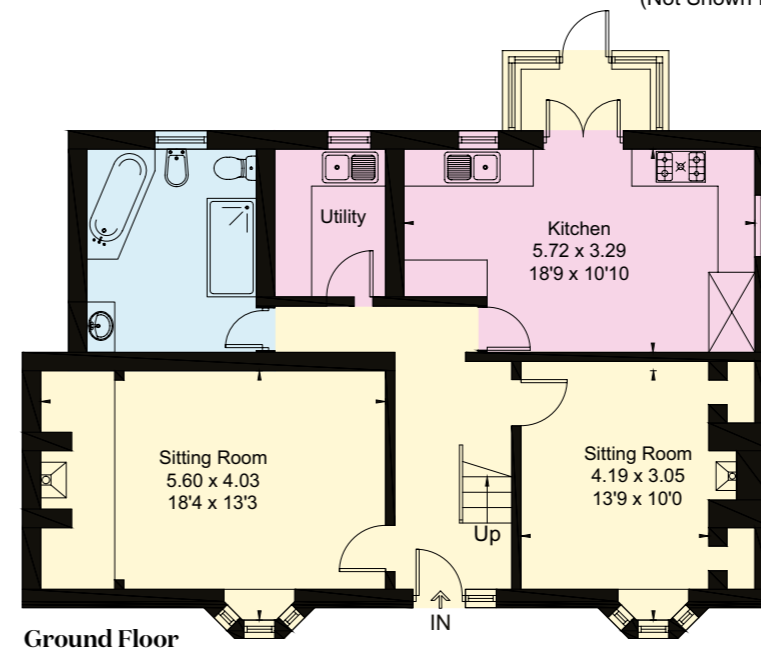
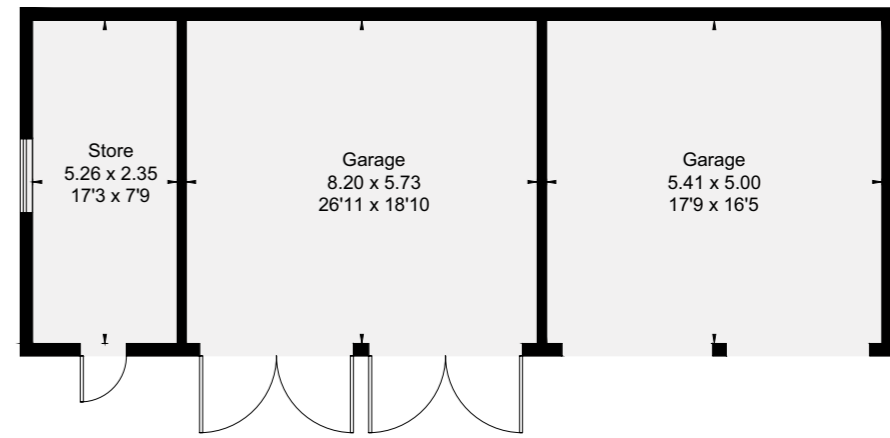
Tucked away in a picturesque location, this lovely property combines comfort, character, and outstanding potential. A welcoming entrance hall leads into a warm and inviting sitting room with an attractive inglenook fireplace — an ideal focal point for cosy evenings. Adjacent to this is a formal dining room, providing a refined space for entertaining. To the rear, a well-appointed breakfast kitchen creates a relaxed setting for everyday meals, complemented by a practical utility room and a convenient ground floor bathroom that enhance day-to-day living.

The first floor offers three generously sized double bedrooms, delivering flexible accommodation for family or guests. Full of traditional charm, the property also offers excellent scope for personalisation and potential to extend or reconfigure (subject to necessary permissions).





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



Approximate Gross Internal Area = 137.1 sq m / 1476 sq ft  
Outbuilding = 42.3 sq m / 455 sq ft (Excluding Open Garage)  
Total = 179.4 sq m / 1931 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

Outside, a detached barn houses a double garage, double car port, and garden store — a substantial and versatile space with potential for a variety of alternative uses, subject to any necessary consents. Further enhancing the appeal is a large, gated driveway providing ample parking for multiple vehicles and direct access to the garage and car port.

To the rear, beautifully maintained formal gardens offer a private and picturesque setting, while a 1.5-acre paddock adds valuable outdoor space — ideal for family living and particularly attractive to those with equestrian interests.

Surrounded by beautiful views, this is a rare chance to secure a home with timeless appeal and significant potential in an enviable location.





## PROPERTY INFORMATION

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

**What3Words:** ///kiosk.apricot.pursuing

**Tenure:** Freehold

**Local Authority:** Stratford-on-Avon District Council

**Council Tax:** Band G



I would be delighted  
to tell you more.

**Will Ward-Jones**

01789 297735

[william.ward-jones@knightfrank.com](mailto:william.ward-jones@knightfrank.com)

**Knight Frank Stratford-upon-Avon**

Bridgeway House, Bridgeway, Stratford-upon-Avon

Warwickshire, CV37 6YX

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2025. Photographs and videos dated May 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](https://www.wordperfectprint.com)

Date: 03 June 2025  
Our reference: STR012508829

## Holly Cottage, 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 £795,000.

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

Full details of all our properties and a wide range of services can be viewed online at [knightfrank.co.uk](https://knightfrank.co.uk). You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

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



**KNIGHT FRANK LLP**

Enc:

**William Ward-Jones**  
Partner, Office Head  
+44 1789 206 951  
[william.ward-jones@knightfrank.com](mailto:william.ward-jones@knightfrank.com)

**Knight Frank, Stratford**  
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX  
+44 1789 297 735

**[knightfrank.co.uk](https://knightfrank.co.uk)**

Your partners in property

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

V4.3 Sep 24