



ALNE HOUSE

Park Lane, Great Alne, Warwickshire



A FINE, WELL-PROPORTIONED DETACHED GEORGIAN VILLAGE HOUSE

Extending to nearly 5,000 square feet, in gardens of about 1.23 acres
with detached double garage, swimming pool and former Coach House.

Summary of accommodation

Reception hall | Drawing room | Sitting room | Dining room | Play room | Kitchen/breakfast room | Pantry | Cloakrooms | Boot room | Cellar | Study
Seven bedrooms | Dressing room | Three bathrooms | Laundry | Attached log store | Boiler room and plant rooms

Double garage with back drive and log store

Former Coach House outbuilding with power, garage, stores and loft (with scope for ancillary accommodation or office, subject to planning permission)

Swimming pool | Fine gardens

In all about 1.23 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. A bus service runs to Stratford-upon-Avon and Redditch. The nearby sheltered housing community has a café and convenience store. The house is at the heart of the village and is in a Conservation Area.

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 available in 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.

Racing is at Stratford-upon-Avon, Warwick and Cheltenham and there are several golf courses in the area.

THE PROPERTY

Dating from 1834, this handsome village house has been updated, including installing double glazing to most sash windows, some with shutters, whilst retaining the fine proportions and features of the house; handsome fireplaces, some with wood burning stoves and marble surrounds and mantels; cornices, four panel doors and high ceilings. The property benefits from not being Listed.

The diamond pattern flagstone reception hall with Georgian arch runs the depth of the house, with a cloakroom off with limestone tiled floor and





fine staircase with cast iron bannisters and oak handrail. Drawing room facing south and east with wood-burning stove and double doors opening to the dining room, which has fitted shelves. Sitting room, facing south and west, with door to the garden terrace and opens to the kitchen/breakfast room which is fitted with Maplewood fronted Shaker style kitchen fittings, two oven AGA, electric oven, grill and extractor, with a door to the garden. Useful cool pantry with marble cold shelf and boot room. Garden room, currently used as a gym, south east and west-facing, with double doors to outside. Wine cellar with lias stone walls, extractor and sump pump.

To the first floor, bedrooms have cast iron fireplaces. Off the half-landing is a laundry, closet and cloakroom. Off the main landing is a study with fitted furniture and shelves. Principal bedroom with dressing room with ample wardrobes, en suite bathroom with twin basins and vanity unit with marble top. Two further fine double bedrooms and family bathroom.

A staircase gives access to the second floor, with a further half-landing with airing cupboard and store. Off the top landing, there are four further bedrooms; bedroom four with study area and walk-in closet, as has bedroom five. Bedroom six with study area and fitted furniture. Bedroom seven/playroom. Further bathroom with twin basins and separate shower.









GARDENS AND GROUNDS

Double timber gates to a gravel front drive and parking area, with lawns to one side and box hedge rose beds. The lawns continue to the side of the house. The garden is screened by evergreens and laurel, with shrub and herbaceous beds and mature trees, including birch and yew.

To the side of the house is a brick terrace with wrought ironwork and swimming pool area with flagstone surround, box hedging, walls to two sides with wisteria, magnolia, fig and espalier fruit trees. Behind the house is a boiler room, plant room for the swimming pool and log store.

The rear garden is lawned, with shrub beds, spruce and poplars. Coach House/brick outbuilding at the back of the garden with power, currently providing potting shed, store, mower garage and loft, with brick paved surround.

Behind the house is a large flagstone patio with edged block paved path with lighting, with shrub, herbaceous and bulb borders to one side, leading to the oak-framed double garage, built in 2009, with alarm, oak cladding and log store and electric car charger point. The garage is accessed by a block-paved back drive with double wooden gates and parking area.

There is a mature spinney with bulbs, bluebells, shrubs and mature trees including birch, oak, pine and poplar.





PROPERTY INFORMATION

Services: Mains electricity, water and drainage are connected to the property. Oil-fired central heating. Separate boiler for the pool. Security system, Telephone and Broadband.

Directions (B49 6HS): From Stratford-upon-Avon, proceed north on the A3400 towards Henley-in-Arden. Continue past the turning to the left signed to Wilmcote. Proceed under the railway bridge and take the next turn left into Salters Lane. At the T junction, turn left towards Great Alne. In the village, turn right into Park Lane and Alne House is the first property on the left-hand side.

What3words: ///unpacked.lavished.stew

Tenure: Freehold

Local Authority: Stratford on Avon District Council: 01789 267575

Council Tax: Band H

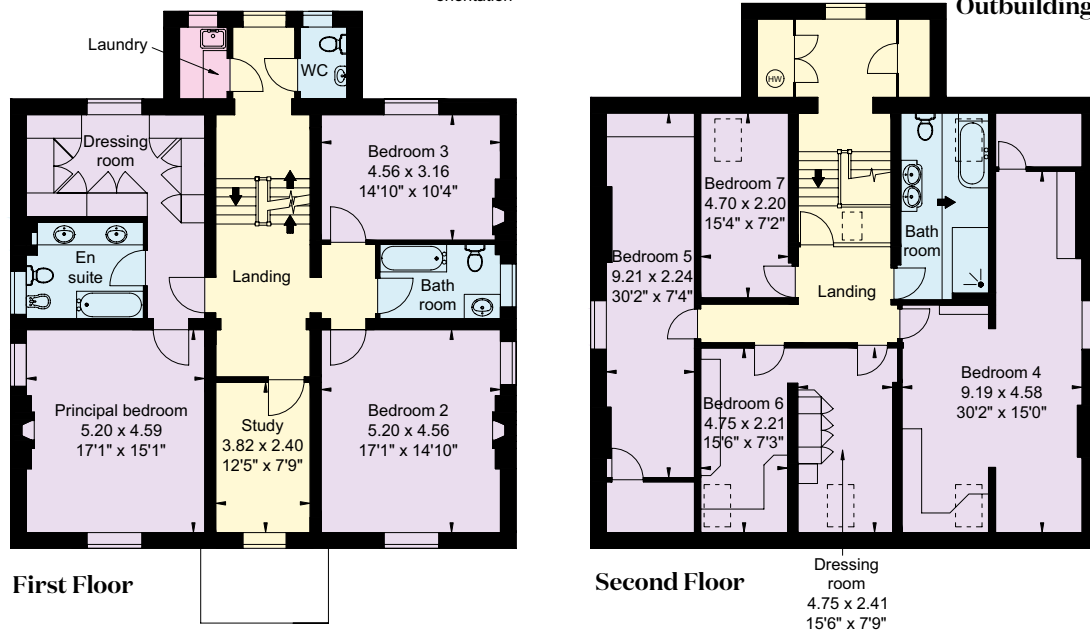
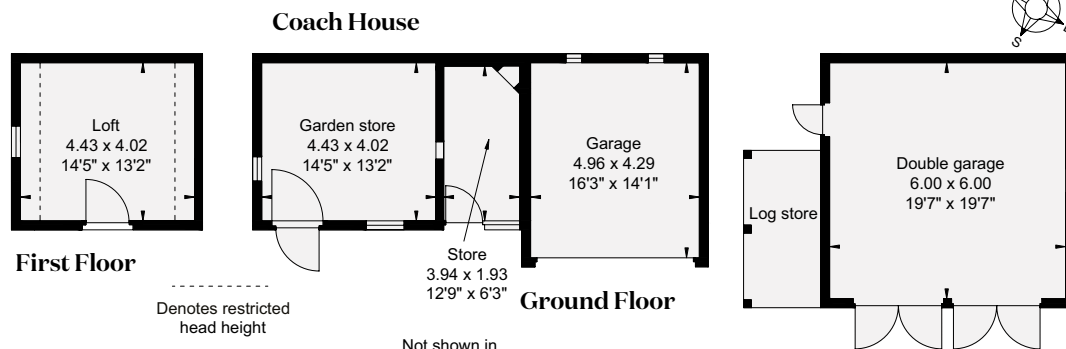
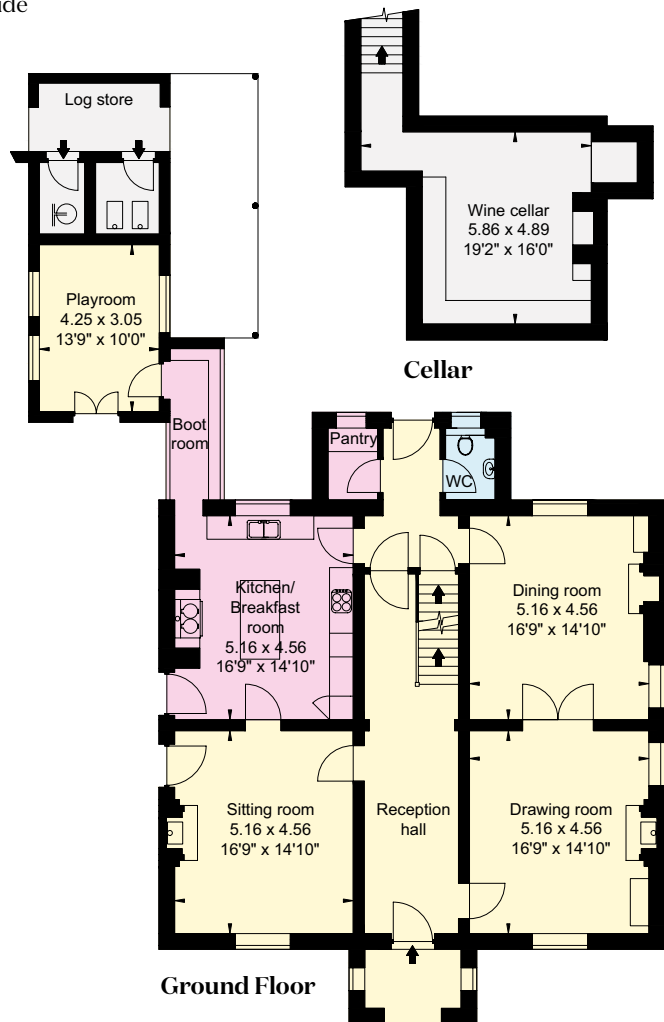
Viewing: By prior appointment only with the agents.







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



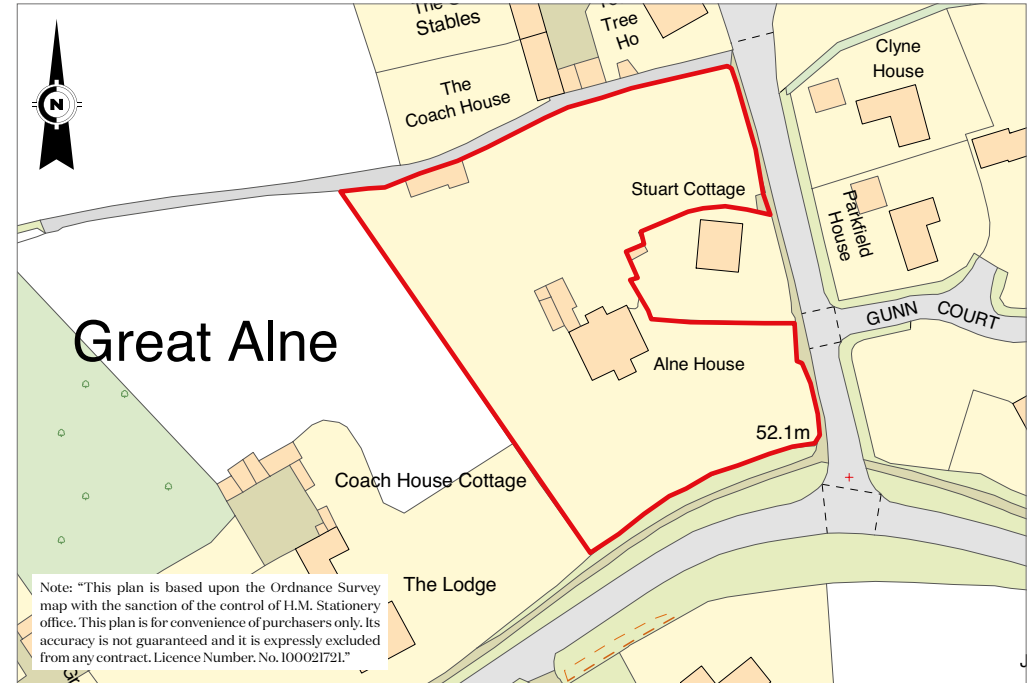
Approximate Gross Internal Area

House: 458 sq m (4,932 sq ft)

Coach House/Outbuildings: 122 sq m (1,314 sq ft)

Total: 580 sq m (6,246 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.



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Date: 14 July 2025
Our reference: STR012415360

Alne House, Park Lane, Great Alne, Alcester, B49 6HS

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,900,000.

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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