



MAYTREE COTTAGE

Shelfield, Nr Great Alne, Warwickshire, B49 6JW



A LOVELY FAMILY HOME IN A MOST BEAUTIFUL POSITION WITH SUPERB VIEWS.

This charming Grade II listed home effortlessly blends period character with modern comfort, offering generous and versatile living space ideal for both family life and entertaining.

			EPC
4-5	3	3	E

Local Authority: Stratford on Avon District Council - 01789 267575

Council Tax band: G

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

Tenure: Freehold

Postcode: B94 6JW

What3words: ///bikers.bespoke.introduce

SITUATION

Shelfield is a delightful hamlet adjoining the popular village of Great Alne 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.

Racing is at Stratford-upon-Avon, Warwick and Cheltenham, and there is a range of golf courses in the area.

DISTANCES

Alcester 6 miles, Stratford-upon-Avon 8 miles, M40 (J15) 12 miles, Warwick Parkway Station 12 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 4 miles (trains to Birmingham from 45 mins). (all distances and times approximate).





THE PROPERTY

This charming Grade II listed home effortlessly blends period character with modern comfort, offering generous and versatile living space ideal for both family life and entertaining. Brimming with original features and timeless appeal, the property is situated in a picturesque setting with beautiful views across the surrounding land.

Upon entering, you are welcomed by an entrance hall leading to a stunning dual-aspect drawing room. With doors opening out to the gardens and offering wonderful views beyond, this light-filled space is perfect for relaxing and enjoying the tranquil surroundings or getting cosy in front of the fireplace during the winter months.

The heart of the home is a spectacular open-plan kitchen, dining and living area—beautifully designed to create a warm and inviting hub for everyday life and social gatherings. In addition, the ground floor offers a formal dining room, a dedicated home office, a games room, a double bedroom, a stylish bathroom, a practical utility room, and a cloakroom.

Upstairs, the principal bedroom suite boasts its own contemporary shower room, while two further well-proportioned bedrooms are served by a family bathroom.

Steeped in history and character, this unique property presents a rare opportunity to acquire a beautifully maintained period home with space, style, and exceptional charm in equal measure.

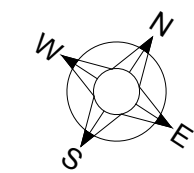
OUTSIDE

The property is approached via a shared gated driveway which gives access to the single garage and parking area. There is additional parking to the rear of the house.

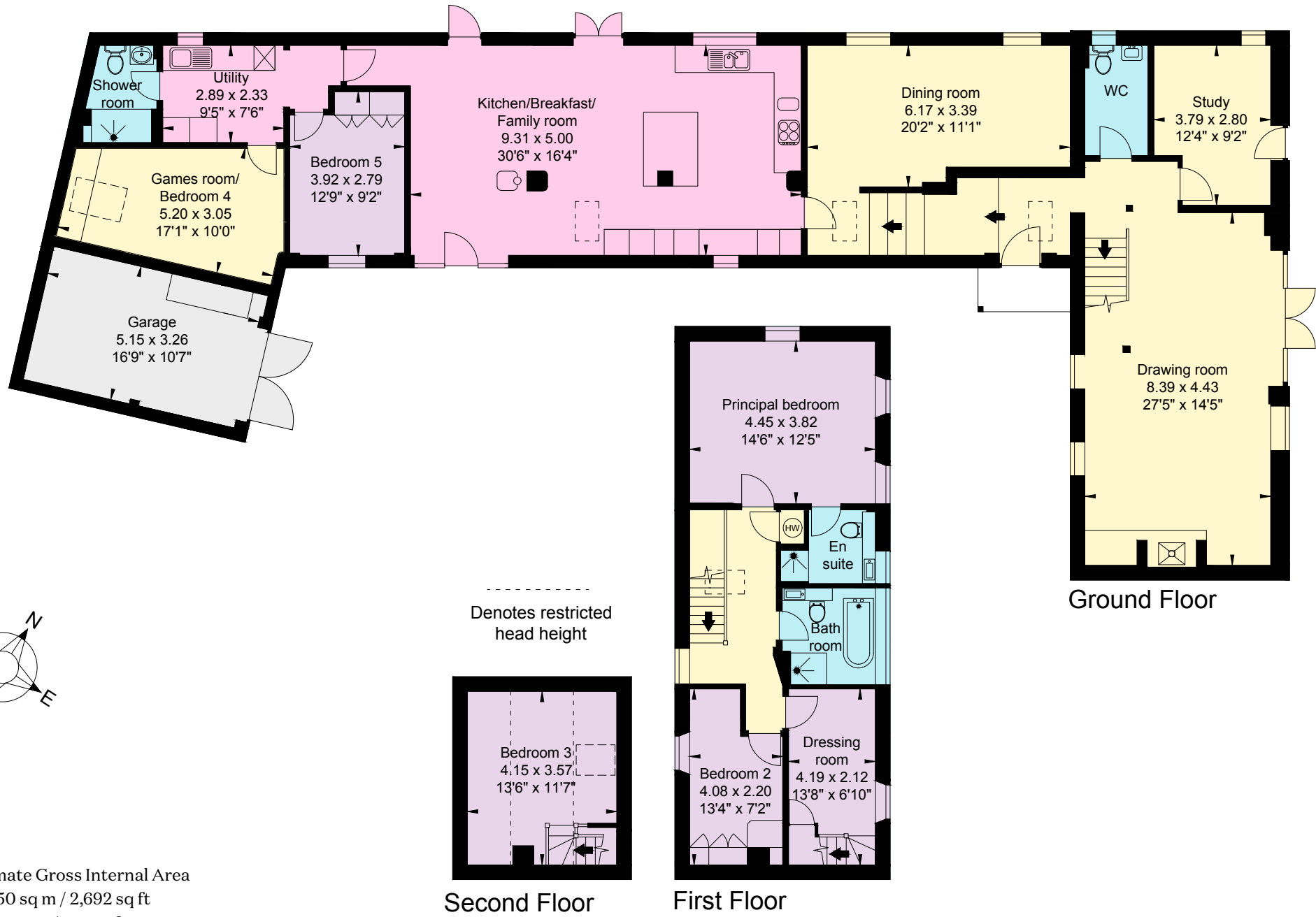
The gardens to Maytree Cottage are truly delightful, being mainly laid to lawn with a variety of mature trees and herbaceous borders. Several patio/decked areas allow one to follow the sun throughout the day and special mention must be made of the stunning view on offer.







Approximate Gross Internal Area
House: 250 sq m / 2,692 sq ft
Garage: 17 sq m / 184 sq ft
Total: 267 sq m / 2,876 sq ft
inc. restricted head height



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.

We would be delighted
to tell you more.

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Date: 01 September 2025
Our reference: STR012213366

Maytree Cottage, Shelfield, Alcester, B49 6JW

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,075,000.

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