



SASHA'S CHASE

Knowle Fields, Alcester, Warwickshire



A GENEROUSLY PROPORTIONED DETACHED FAMILY HOME

Extending to approximately 4,300 sq ft, offering versatile, balanced accommodation in a countryside setting.

			EPC
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Services: Mains electricity and water are connected to the property. Oil fired central heating. Private drainage.
What Three Words: [///sourcing.donation.mills](https://sourcing.donation.mills)
Postcode: B49 5LS
Tenure: Freehold
Local Authority: Wychavon District Council
Council Tax Band: G

SITUATION

Knowle Fields is an idyllic setting near the charming market town of Alcester, offering the perfect blend of countryside living with convenient access to a wide range of amenities and schooling options.

The location is ideally placed for families, with access to highly regarded schools including Alcester Grammar, Stratford-upon-Avon Grammar Schools, The Croft Preparatory School, Warwick Prep, and King’s High School for Girls.

Alcester provides excellent day-to-day amenities, including a Waitrose supermarket, while nearby Stratford-upon-Avon offers a broader selection of shops, restaurants, and leisure facilities, including the world-renowned Royal Shakespeare Company theatres.

The area is well connected for commuters, with easy access to the M42, M40, and M5 motorways. Rail connections include a commuter service from Stratford-upon-Avon to Birmingham and a fast service to London Marylebone from Warwick Parkway. There is also a local bus service connecting the village with Stratford-upon-Avon and Redditch.

For leisure, the region features a variety of golf courses and racecourses at Stratford, Warwick, and Cheltenham. Situated in the heart of the village, the property enjoys excellent riding opportunities and benefits from private fishing rights along a generous stretch of the River Alne.

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 approximate)





THE PROPERTY

The welcoming entrance hall sets the tone for the rest of the property, leading to a triple aspect drawing room, ideal for entertaining or relaxing in comfort. A formal dining room enjoys views over the rear garden and opens via double doors, creating a wonderful indoor-outdoor flow.

The heart of the home is the well-appointed kitchen/breakfast room, designed for both everyday family life and more formal entertaining. This leads seamlessly through to the sitting room, again featuring double doors opening to the garden, creating a light-filled and airy living space. A practical utility room and cloakroom complete the ground floor accommodation.

Upstairs, the home continues to impress with a spacious principal bedroom suite and four further double bedrooms, all of which benefit from en suite facilities, making this a perfect layout for family living or hosting guests.



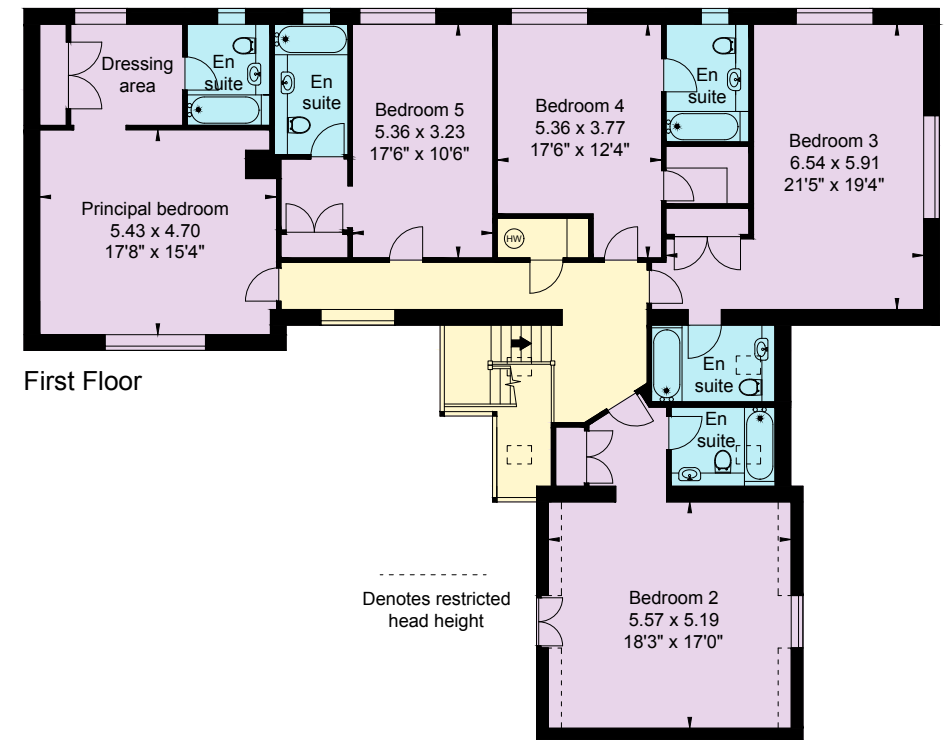
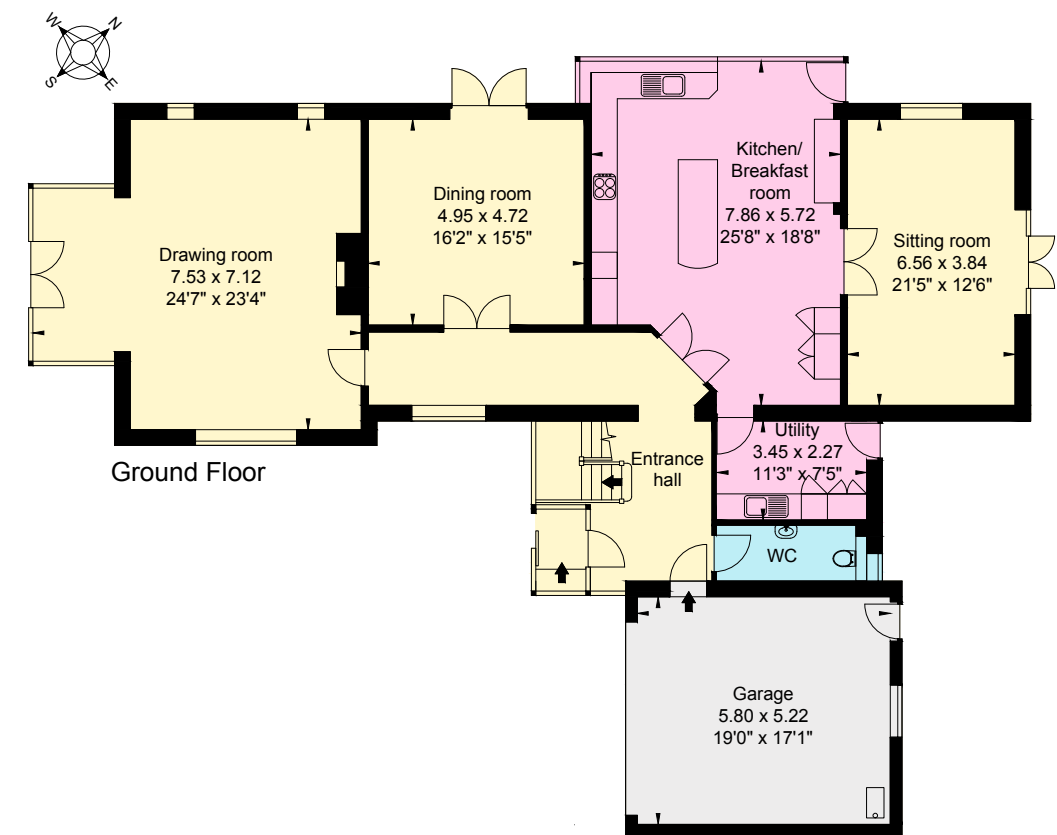
OUTSIDE

Approached via a gated driveway to the double garage, the property offers ample parking for numerous vehicles.

The house is set within beautifully maintained formal gardens that wrap around three sides of the home, providing a high degree of privacy and a peaceful, mature setting. A particular highlight is the productive fruit orchard—a rare and charming feature that will appeal to garden enthusiasts and those seeking a more self-sufficient lifestyle.

This exceptional home perfectly blends elegant proportions, high-quality finishes, and a thoughtfully designed layout that supports modern family living—both inside and out.





APPROXIMATE GROSS INTERNAL FLOOR AREA:
House: 371 sq m (3,995 sq ft)
Garage: 30 sq m (326 sq ft)
Total: 401 sq m (4,321 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. (ID767266)

We would be delighted
to tell you more.

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Date: 10 September 2025
Our reference: STR012548772

Sasha's Chase, Worcester Road, Knowle Fields, Alcester, B49 5LS

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,100,000 .

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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Yours faithfully



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V4.3 Sep 24