



1 Mill Lane
Great Alne | Alcester | Warwickshire | B49 6JA

FINE & COUNTRY

1 MILL LANE

A beautifully presented cottage with three double bedrooms in a sought-after location, close to town with panoramic countryside views. With a charming cottage kitchen, large lounge, modern family bathroom, impressive en suite, utility room, additional storage room, garden and parking. This well-proportioned and elegant cottage enjoys the best of all worlds. Chain free.



1
Waterside
Cottage



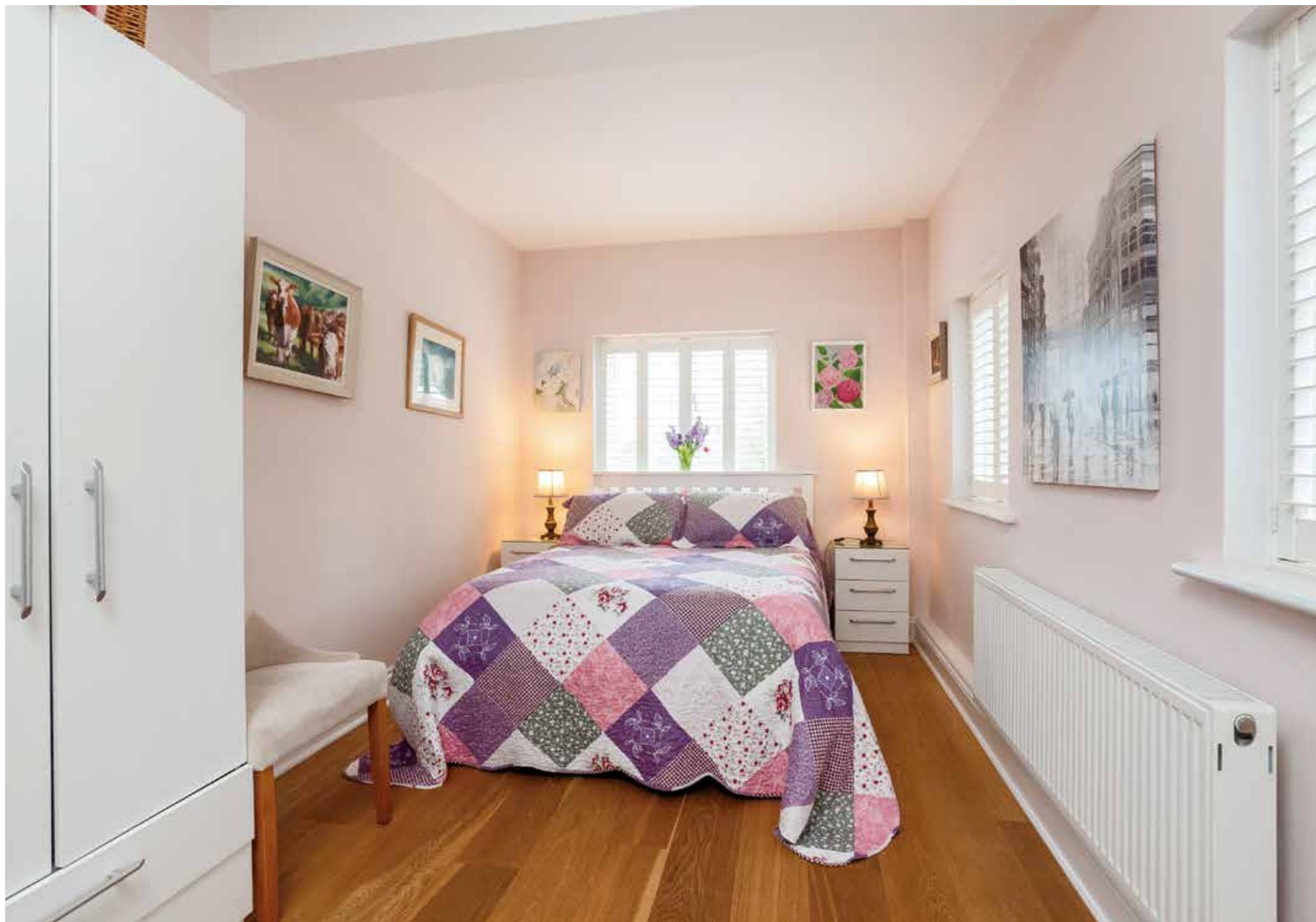
Ground Floor

The front door leads into a hall with a stone floor and all the ground floor rooms lead from the hall. The cottage kitchen/breakfast room spans from the front to the back of the cottage with windows on both sides. There is plenty of storage, integrated appliances, Rangemaster cooker, island and a dumb waiter that goes up to the lounge. The room offers plenty of entertaining space and has a charming feel to it. The utility room has further storage, plumbing, sink and two doors, one leads to the garage storage room and the other to The Mill car park. There are two double bedrooms on the ground floor, one is a large double room with dual aspect windows, wooden window shutters and charming views, the other is a small double with a fabulous outlook, patio doors that leads out to the garden and wooden shutters. Both rooms have wooden flooring. The family bathroom is modern with a bath, contemporary basin, W.C and shower.

















First Floor

The master bedroom is exceptionally spacious with a vaulted ceiling, exposed beams, windows on two side and patio doors on the third side opening out to a Juliet balcony. The en suite is presented to a very high standard with a standalone contemporary bath, W/C, basin set in a vanity unit, airing cupboard, two Velux windows, exposed beams and heaps of character. The lounge is substantial with a vaulted ceiling, exposed beams, and French doors leading to the balcony and stunning countryside views. The focal point in the room is the wood burner that is set into a brick surround with stone hearth. Two further windows run down one side of the room and an additional Velux window is on the other side. This room offers excellent family living space.















Outside

Waterside cottage is accessed via Mill Lane and there is car parking for three cars to the front of the cottage. The rear garden is laid mainly to lawn with a good mix of flower beds, raised beds, gravel beds, mature trees, shrubs, a pond and a spacious patio area. The garden boundary is next to the field with an abundance of wildlife to view. There is additional garden storage.

Location

Great Alne is a delightful village that sits on the edge of Alcester with fabulous countryside views. There is a church, local pub, village hall, primary school, park and playground with shops, recreational amenities and cafe's of Alcester less than a 5 minute drive away.

Alcester is a picturesque ancient Roman town with the River Arrow running through. There is a variety of independent local shops as well as a Waitrose, sporting, social and cultural facilities and is ideally located for commuting to the larger towns of Redditch, Evesham, Worcester and Stratford upon Avon.



Stratford-upon-Avon is internationally famous through being the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracting almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town. There are numerous fine restaurants, inns, bars and coffee shops. There is a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre. The M40, Junction 15, is seven miles away and provides access to Birmingham to the north, London to the south and the national motorway network. Warwick and Leamington Spa are less than a ten minute drive and Birmingham International airport is under 30 minutes. There is a direct line train service to London from both Leamington and Warwick Parkway. The Cotswolds are within striking distance of the town.

**Services**

The property is connected to mains electricity with oil fired central heating and a septic tank.

Access to the property is via Mill Lane that is owned by the Mill Residents and a charge of £150 per year is payable towards the upkeep of the lane.

Local Authority

Stratford upon Avon

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01789 332600.

Website

For more information visit www.fineandcountry.com/uk/stratford-upon-avon

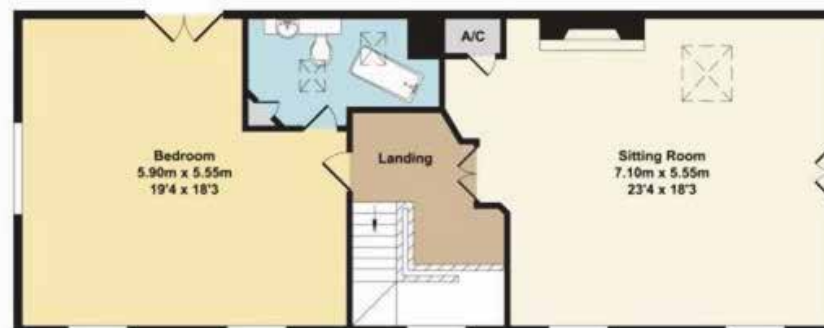
Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	Appointments by arrangement

Directions

The postcode to the property is B49 6JA

1 Mill Lane
Total Approx. Floor Area 160.44 Sq.M. (1727 Sq.Ft.)



Ground Floor
Approx. Floor
Area 80.22 Sq.M.
(863 Sq.Ft.)

First Floor
Approx. Floor
Area 80.22 Sq.M.
(863 Sq.Ft.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		80 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 08775854, VAT Reg No 178445472. Registered Office: 5 Regent Street, Rugby, CV21 2PE. Printed 11.02.2025







CLARE REEVES
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Clare's background is in finance, business development, sales and marketing. Over the years I have developed my own property portfolio and have a wealth of knowledge and experience in the property market. One of the areas that I specialize in is properties that have or are currently on the market and have not sold. Using a very energetic and proactive approach, combining years of marketing and sales skills I have an extremely successful track record with 4 out of 5 houses selling in under the average time. Best described as a highly motivated individual, who is determined, self-driven, highly organised and thrives under pressure. With excellent communication and negotiation skills I am a cheerful and outgoing character.

YOU CAN FOLLOW CLARE ON



“ *I have used numerous estate agents over the years but none even come close to the professionalism and customer service of Clare. She is a delight to work with, always letting me know where we stood and would never let a difficult market place deter her from our positive outcome. She gets a ten out of ten! Couldn't recommend her any more highly.*
24/09/24



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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