

The Property

Peter Clarke



Sawmill Cottage Haselor, Alcester, Warwickshire, B49 6LU



### Sawmill Cottage, Haselor



Ground Floor

First Floor

Approximate Gross Internal Area = 162.99 sq m / 1754 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



- 1,754 sq.ft. of character accommodation
- Approx 220 ft south-west facing rear garden
- Fields to front and rear
- Sought after quiet village centre location
- Very attractive private gardens
- Two large reception rooms
- Kitchen/dining room and utility room
- Three good bedrooms, bathroom and shower room
- Grade II listed
- NO CHAIN



Offers In Excess Of  
£500,000

An extremely attractive, Grade II listed, double fronted character cottage providing surprisingly spacious accommodation of 1,754 sq.ft. with approx. 220 ft of beautiful and extensive, private south-west facing gardens. The property has large rooms with period features including study opening to sitting room with inglenook fireplace, second reception room with stove, kitchen/dining room, utility, three good double bedrooms, bathroom and shower room. Fields to front and rear and situated in a quiet village centre location. NO CHAIN.

### ACCOMMODATION

A front door leads to

### ENTRANCE HALL

### SECOND RECEPTION ROOM

with fireplace and wood burning stove.

### STUDY AREA

with views, fireplace and cupboards. Trap door with access to cellar. Open to sitting room.

### CELLAR

Steps lead down, oil heating boiler and light.

### SITTING ROOM

with superb inglenook fireplace with exposed brick, wood burning stove, bread oven, dual aspect and door to garden.

### KITCHEN/DINING ROOM

with one and a half bowl single drainer sink unit with taps over and cupboards beneath. Further cupboards and work surface, four burner gas hob, built in oven, grill and microwave, built in dishwasher, downlighters, wood effect floor, tiled splashbacks. Door to outside.

### UTILITY ROOM

with additional sink, space and plumbing for washing machine, space for fridge freezer.

### CLOAKROOM

with wc and wash basin.

### FIRST FLOOR LANDING

with split level, oak staircase and access to airing cupboard.

### BEDROOM ONE

with a range of fitted wardrobes and cupboards, access to roof space.

### BEDROOM TWO

with dual aspect, exposed chimney breast, fitted wardrobe.

### BEDROOM THREE

with velux roof window, fitted wardrobes and dressing table with drawers.

### SHOWER ROOM

with wc, wash basin with cupboards below, shower cubicle, tiled splashbacks.







### **BATHROOM**

with wc, wash basin and bath with shower attachment; bidet, access to airing cupboard.

### **OUTSIDE**

There is an attractive shallow foregarden with herringbone brick path, stone wall to front, access to oil tank, range of evergreen, shrub and perennial planted border.

### **REAR GARDEN**

Attractive long rear garden measuring approx. 220 ft with patio, feature pump, wood store and two garden sheds, mature hedging and trees, planting and bulbs. Vegetable patch to the rear with raspberry canes and superb open outlook over fields to the rear.

### **GENERAL INFORMATION**

**TENURE:** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil heating to radiators.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

**ENERGY PERFORMANCE CERTIFICATE RATING:** NOT REQUIRED.

**VIEWING:** By Prior Appointment with the selling agent.

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# Peter Clarke



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