

Sawmill Cottage Haselor, Alcester, Warwickshire, B49 6LU



Sawmill Cottage, Haselor



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 guiet 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.

CFILAR

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 SHOWER ROOM hob, built in oven, grill and microwave, built in with wc, wash basin with cupboards below, dishwasher, downlighters, wood effect floor, shower cubicle, tiled splashbacks. 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.













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.

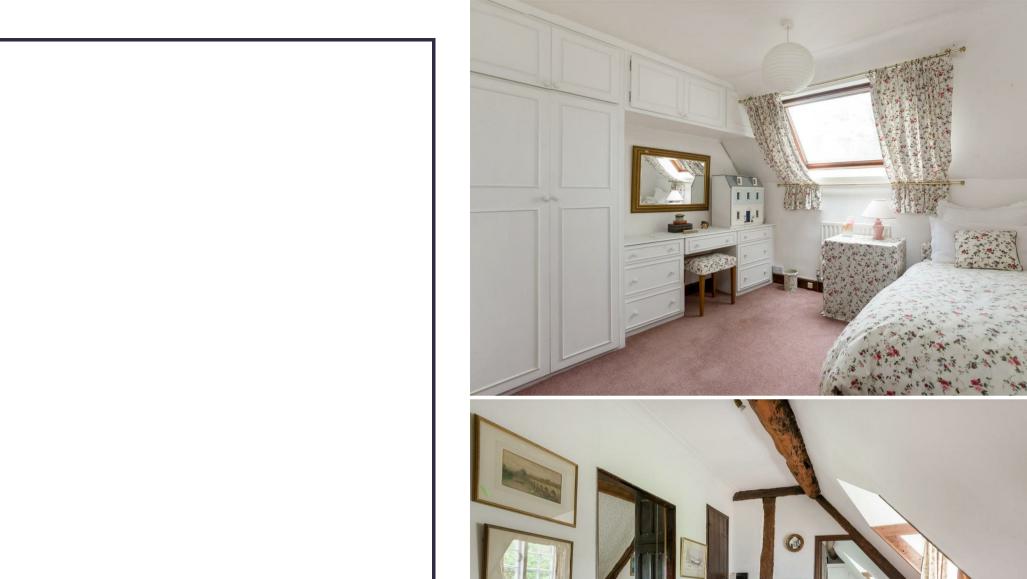
SERVICES: We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil heating to radiators.

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.

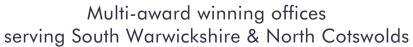


DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Peter Clarke







53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT Tel: 01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

