



FLAXHIDE

Walcote | Alcester | Warwickshire | B49 6LY

HUGHES **HS** SEALEY



# Welcome to... FLAXHIDE

Flaxhide was sympathetically converted in 1990 and still retains much of its original charm, with features such as exposed beams, trusses, and traditional flagstone flooring. Offering versatile accommodation, the property is ideally suited to family living.

The house is entered via a welcoming reception hall with stairs rising to the first floor and doors opening to the main reception rooms. These include a striking drawing room with a magnificent inglenook fireplace housing a log

burner, as well as a spacious dual-aspect sitting/dining room.

The kitchen/breakfast room is well-designed for family use, fitted with a range of hand-crafted base and wall units topped with granite work surfaces. Integrated appliances include an AGA, a conventional oven, a combination microwave oven, a five-ring hob, fridge freezer and dishwasher. From here, a door leads through to a useful utility room.

A charming family room with a vaulted ceiling sits alongside a double

bedroom and bathroom, creating an excellent guest suite. This area could also offer potential as a self-contained annexe for income generation should the need arise.

Upstairs, a galleried landing filled with natural light leads to the impressive principal bedroom suite, complete with dressing room and en suite bathroom. There are three further generously proportioned bedrooms on this floor, served by two additional bathrooms, one en suite.



















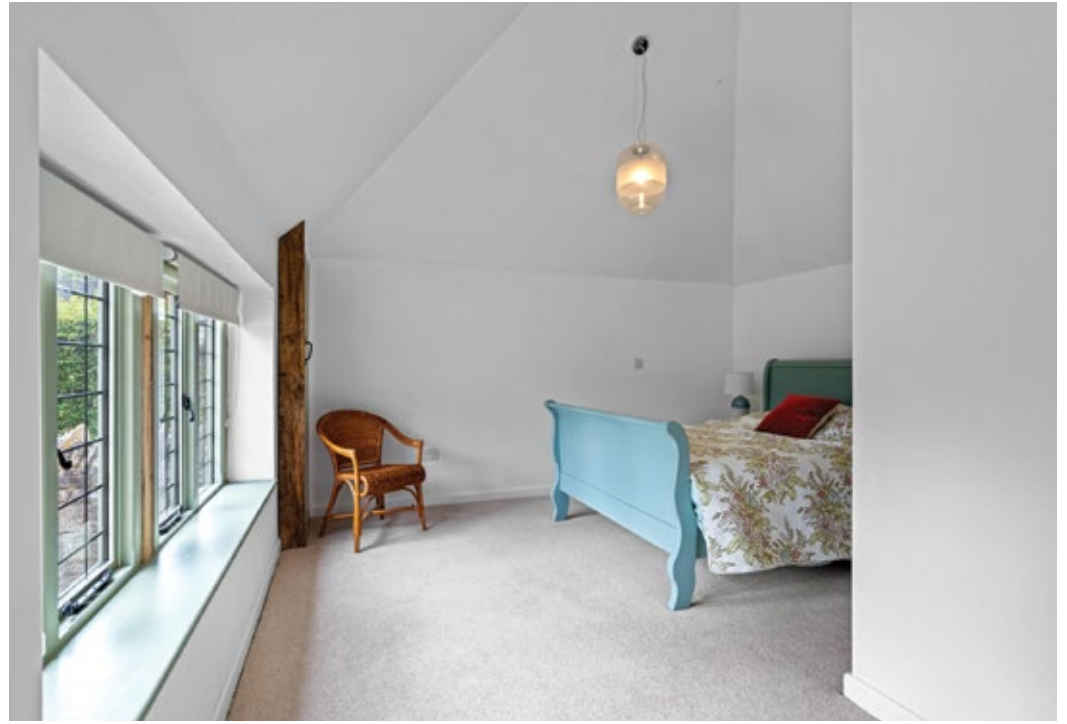


























# Explore outside... FLAXHIDE

The property is approached via a sweeping "in and out" driveway providing ample parking and access to a double garage with storage above. At the rear, a beautiful east-facing garden features a large paved terrace, perfect for entertaining, which overlooks a raised lawn bordered by mature planting and specimen trees.

Beyond the formal garden lies an adjoining paddock of approximately 2.6 acres, enclosed by post-and-rail fencing and established hedging. The paddock enjoys far-reaching views and includes a substantial oak-framed outbuilding with a four-bay frontage and an enclosed storage area. To the rear of the last paddock is gated access to the road.

## LOCATION

Flaxhide is situated in the heart of the peaceful hamlet of Walcote, which is conveniently located within easy reach of both Alcester and Stratford-upon-Avon. The hamlet is surrounded by farmland in this picturesque, rural position.

Daily shopping requirements are catered for in Alcester, with a Waitrose and a range of independent shops, and a more comprehensive range of shopping and leisure facilities in Stratford-upon-Avon and Worcester. Further facilities can be found in Warwick, Leamington Spa and Birmingham.

There is an excellent primary school in the nearby village of Haselor and further primary schools in Alcester and Stratford-upon-Avon. There are additional schools in the area to meet most requirements, including Warwick Prep, Warwick School and a selection of schools in Alcester and Stratford-upon-Avon, including boys and girls grammar schools.

The M40 provides good access to the motorway network, Birmingham and London. Warwick Parkway Station, and Stratford-upon-Avon stations are within easy reach with both mainline and commuter services. The local village of Wilmcote has a direct service to both London and Birmingham.

## KEY FEATURES

- A wonderful five-bedroom detached family home, located in this highly sought after village
- Originally dating back circa 300 years, the property was renovated in the early 1990's
- Beautifully appointed and ready to move into and enjoy from the very first moment
- Driveway parking to the front elevation plus detached double garage with store room over
- Formal, mature grounds to both the front and rear of the home plus attached 2.60 acre paddock
- Internally the property enjoys a reception hall, three reception rooms and kitchen/breakfast room
- Reception rooms include drawing room, sitting room and family room
- Principal bedroom with en suite and dressing room. Guest bedroom also with en suite
- Two further bedrooms and bathroom to upper level. Bedroom 5, with en suite to ground floor
- A property that must be viewed to be fully appreciated

## DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: B49 6LY.



























GROSS INTERNAL AREA  
TOTAL: 369 m<sup>2</sup>/3,966 sq ft  
GROUND FLOOR: 225 m<sup>2</sup>/2,417 sq ft, FIRST FLOOR: 144 m<sup>2</sup>/1,549 sq ft  
EXCLUDED AREA: GARAGE: 28 m<sup>2</sup>/301 sq ft, STORAGE: 20 m<sup>2</sup>/220 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Agents notes: All measurements are approximate 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 that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899  
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