



FOR STARTERS



OFFERS IN EXCESS OF
£725,000

MAIN COURSE

A Unique Opportunity in the Heart of Alcester – Space, Character & Endless Potential
If you've ever dreamed of a home that balances town convenience with countryside charm, this could be the one. Whether you're looking to combine family resources, accommodate a dependent relative, generate extra income through holiday letting, or simply enjoy a home with exceptional space, this rare find offers it all.

Originally built as a pair of police houses around 1917 and later converted into residential homes, this impressive property sits on approximately 0.3 acres—a plot size almost unheard of this close to Alcester's bustling town centre. Within just a few minutes' stroll, you'll find independent shops, cafés, and all the amenities you need, yet from the moment you arrive, you're met with a home that feels worlds away, offering a sense of privacy and space seldom found in such a central location.

Two Homes in One—With Flexibility to Suit Your Needs

Currently arranged as two separate dwellings, this property provides incredible versatility. On one side, the main home welcomes you via a porch leading into a dining room and an inner hall. A well-proportioned kitchen/breakfast room flows into a utility room and downstairs WC, while the sitting room, complete with a gas fireplace and French doors, opens onto the garden. Upstairs, there are three bedrooms—two spacious doubles and a single currently used as a home office—alongside a three-piece bathroom.

The converted attic, completed over 30 years ago, adds even more living space, offering two additional attic rooms/bedrooms, a bathroom, and generous eaves storage—ideal for a luxurious master suite, guest accommodation, or a home office.

The second home (currently a successful holiday let) mirrors the charm and space of the first, featuring a porch, living room, separate dining room, large kitchen/breakfast room, utility, and downstairs cloakroom. The first floor houses three bedrooms and a bathroom, with scope to extend further by converting the attic, subject to consents.

For those with a vision, there's also the option to combine both homes into one grand residence, again subject to the relevant consents.

A Garden Like No Other

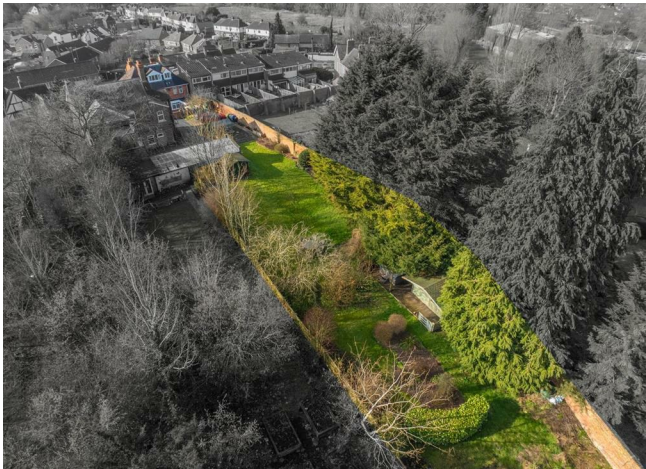


What truly sets this property apart is its remarkable outdoor space—a genuine rarity in this location. Set across multiple levels, the grounds begin with a private courtyard garden behind each home, leading up to a substantial hardstanding area with ample parking for multiple vehicles. Beyond that lies the main garden—a vast, open space with endless possibilities. Whether you envision a tennis or padel court, a football pitch, a flourishing kitchen garden, or simply a tranquil retreat, this land offers the scope to make it your own. A detached outbuilding and hot tub add further appeal to this incredible outdoor setting.

A One-of-a-Kind Opportunity

Finding a home with this much space—both inside and out—just minutes from Alcester town centre is almost unheard of. Whether you're looking for multi-generational living, investment potential, or simply a property with space to breathe, this is a truly unique opportunity that doesn't come around often.

Viewings are highly recommended to appreciate the scale, character, and potential of this extraordinary home.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - C



EPC
Band - E



East



All mains services
are connected

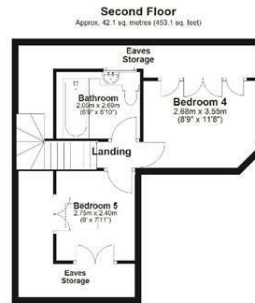
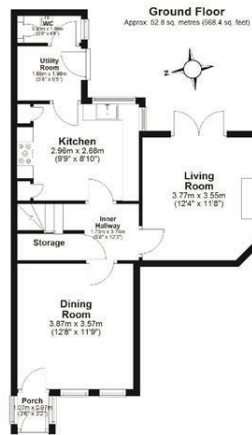


Heating System
Mains Gas

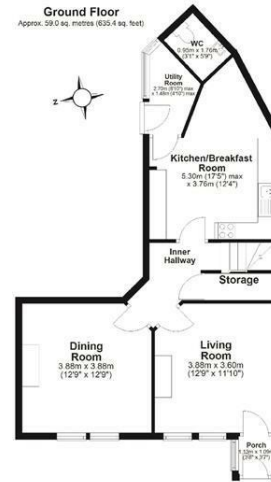


St Benedicts Catholic
High School

WHY NOT TAKE
A LOOK INSIDE?
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Total area: approx. 136.7 sq. metres (1471.5 sq. feet)



Total area: approx. 103.7 sq. metres (1116.0 sq. feet)



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