



Allersmead House, Alderminster
Stratford-upon-Avon, CV37 8NY

Asking Price £995,000

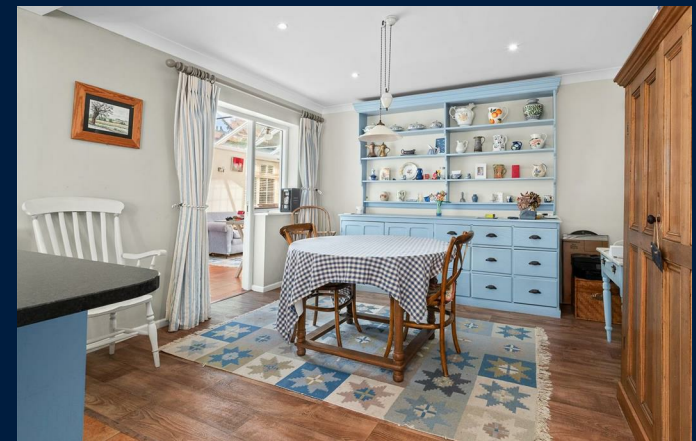


A unique opportunity to acquire a substantial detached village home, set in the heart of highly desirable village of Alderminster standing in around 0.45 acre, along with three further properties in the grounds, generating almost £30,000 per annum in rental income.

The property and its grounds are well screened by a stunning yew hedge, with beautiful mature wrap around gardens, enjoying high levels of privacy and a pleasant westerly aspect.

Allersmead House - comprises a substantial family house offering spacious well lit living space with central heating and double glazing including a Reception Hall, Guest Cloaks/WC, Sitting Room, Family Room, Large Conservatory, Fitted Dining Kitchen, Utility Room, Gallery Landing, Extended Master Bedroom with fitted wardrobes & Luxury Ensuite, Guest Bedroom with Ensuite, Bedroom 3 with Ensuite, Bedroom 4 & Family Shower Room.

The Studio - this can be accessed via the utility room within Allersmead House so can be integrated into the general accommodation if necessary or used separately, as it is currently, with accommodation comprising - Fitted Kitchen, Shower Room & Double Bedroom.



The Chalet - this is an attractive timber framed building including a studio, office & single car-port with self contained flat above accessed via external stairs and including open plan kitchen/living & shower room.

Orchard Cottage - this property sits right at the rear of the plot comprising a red brick building with open plan kitchen/sitting room, ground floor bedroom with ensuite & first floor bedroom with cloakroom.

There is clearly tremendous scope to generate a substantial income from the property which could be potentially improved via holiday letting or of course the property would be ideal for multi generational living!







Tax Band: F

**Council: Stratford on Avon
District Council**

Tenure: Freehold

Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities.

Regular rail services to Birmingham make this an ideal place from which to commute whilst fast train services give access to London in a little over an hour from nearby Warwick Parkway. The M40 is with a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham International Airport.



GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Jeremy
McGinn & Co

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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