

# Sanders & Sanders

ESTATE AGENTS

## EVESHAM ROAD COOKHILL ALCESTER



An extremely rare, and exciting opportunity to acquire a traditional, double fronted, detached family home, offering enormous potential to extend/modernise or redevelop, and boasting a sizeable adjacent parcel of land, offering potential as a building plot (subject to planning). The total plot is circa 1,500m<sup>2</sup> (16,146ft<sup>2</sup>) and has an extensive frontage, which benefits from having three separate entrances. The accommodation comprises; Reception Hall and stairs with feature exposed timbers, lounge, separate sitting room, re-fitted kitchen with Rayburn, utility room, WC, office, three bedrooms, and re-fitted bathroom. Gardens to three elevations, driveway parking for several cars and detached double prefabricated garage.

### Offers over £599,950

Burton House, High Street, Alcester, Warwickshire, B49 5AB.  
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# Evesham Road, Cookhill, Alcester, Warwickshire, B49 5LG

## Lounge

12' 11" (3.94m) x 12' 0" (3.66m)



## Utility

15' 3" (4.65m) x 7' 0" (2.13m)

## Sitting Room

13' 10" (4.22m) x 9' 9" (2.97m)



## Office

14' 11" (4.55m) x 8' 4" (2.54m)

## Bedroom One

12' 11" (3.94m) x 12' 0" (3.66m)



## Kitchen

10' 6" (3.2m) x 7' 11" (2.41m)



## Bedroom Two

10' 4" (3.15m) x 9' 11" (3.02m)





**Bedroom Three**  
10' 6" (3.2m) x 8' 0" (2.44m)



**Frontage**



**Bathroom**



**Land to Side**







## Floor Plans & Property Details Disclaimer

These floor plans are for identification purposes only in relation to where one room is situated to another. They are not to be relied upon in any way for dimensions, scaling or sq. ft/metres. We will not be held responsible for any loss incurred, due to reliance on these measurements from the floor plans or measurements from the property details. You are advised to confirm all measurements.



## Site Plan

This plan is provided as an approximate guide and is not to be relied upon in any way for dimensions or scaling.

## Fixtures & Fittings

Please note that the fixtures & fittings shown on the photographs, contained within these property details, do not form part of a fixtures & fittings list. Some items may/may not be included. You are advised to clarify what items are included before entering into any negotiations.

