

## RAGLEY VIEW ALLIMORE LANE ALCESTER



A rare opportunity to acquire an extended, sizeable, and potential development project, (subject to planning) with sizeable grounds and enjoying open aspect views to the front elevation. Offering a gated entrance with parking for a motorhome and having accommodation to include: Reception hallway, two generous reception rooms, open-plan kitchen with log burner and breakfast area conservatory, utility room, downstairs shower room, master bedroom with balcony, three further bedrooms and bathroom. Block paved driveway parking, splendid grounds, old stable block providing storage and a detached brick built home office with power, lighting and natural light.

**£525,000**

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# Ragley View, Allimore Lane, Alcester, Warwickshire, B49 5PR

## Lounge

17'8" x 13'5" (5.39 x 4.08)



## Breakfast/Conservatory Area

15'1" x 10'4" (4.61 x 3.14)



## Dining Room

15'11" x 13'0" (4.85 x 3.95)



## Utility Room

11'6" x 10'7" (3.51 x 3.23)



## Open-Plan Kitchen & Breakfast Area Conservatory

### Kitchen Area

17'8" x 9'10" (5.39 x 3.00)



## Downstairs Shower Room



**Bedroom One**  
**11'6" x 9'8" (3.50 x 2.95)**



**Bathroom**



**Bedroom Two**  
**12'11" x 8'3" (3.93 x 2.52)**



**Attic Bedroom**  
**15'10" max x 8'11" max (4.82 x 2.71)**



**Bedroom Three**  
**9'8" x 8'0" (2.94 x 2.43)**



**Grounds**





**View to Front**



**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.

**Detached Home Office  
11'3" x 11'3" (3.43 x 3.43)**



Approximate Gross Internal Area = 181.5 sq m / 1954 sq ft  
 Outbuildings = 62.4 sq m / 672 sq ft  
 Total = 243.9 sq m / 2626 sq ft  
 (Excluding Store)  
 Illustration for identification purposes only, measurements are approximate, not to scale.

**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.

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