



**6 Church Fields,
Wixford, Nr. Alcester, Warwickshire, B49 6DY**
Offers In The Region Of £650,000

Situated within a select courtyard-style development, constructed by Chase Homes in 2002, this property forms part of an exclusive collection of character homes.

This immaculately presented semi-detached home offers beautifully maintained and deceptively spacious accommodation throughout. In brief, the property comprises; three good-sized bedrooms, three bathrooms (including two en-suites), two reception rooms, open plan kitchen/breakfast/study/family room, utility room, and downstairs WC. Externally, there is a private West-facing rear garden, single garage and driveway parking to the front.

Set amidst rolling Warwickshire countryside, Wixford is a delightful village benefitting from a village hall, parish church and The Fish at Wixford (pub & restaurant). The property is well placed for the small Roman town of Alcester, which offers such facilities as shops (including Tesco Express and Waitrose), cafés, restaurants, pubs, post office, doctors' surgery/health centre, and both primary and secondary schools (including a grammar school). It is within easy access of the A46, which, in turn, gives links to the A44, A422 and A435, enabling efficient travel to the Cotswolds, Evesham, Stratford-upon-Avon and Worcester. The property is also conveniently placed for the M5 and M40 motorways, which provide links to Birmingham, Cheltenham and Gloucester. In addition, the nearby railway stations at Evesham, Honeybourne and Stratford-upon-Avon offer regular, direct trains to Worcester, Oxford, London (Paddington), and Birmingham City Centre.



The 'Church Fields' development is made up of only nine properties, which are approached via a private road, with Number 6 occupying a corner plot. A gravelled driveway provides parking for multiple vehicles and gives access to the single garage. To the side of the property, a pedestrian gate provides access to the rear garden.

The property is set behind a walled foregarden and a paved pathway leads to the stable-style front door, with canopy porch over, which opens into:

Reception Hall

With feature coving to the ceiling, staircase rising to the first floor, door to understairs storage cupboard, and radiator. Door into:

Downstairs WC

With obscure UPVC double glazed window to the front, low level WC, pedestal wash hand basin with hot-and-cold taps over, tiling to splashback areas, and radiator.

Sitting Room

22'10" x 12'11" (6.97m x 3.96m)

With feature coving to the ceiling, UPVC double glazed window to the front, a pair of UPVC double glazed patio doors leading to the rear garden, feature fireplace with timber beam mantel, inset wood burner and tiled hearth, and radiator.

Dining Room

12'4" x 10'3" (3.78m x 3.13m)

With feature coving to the ceiling, UPVC double glazed window to the front, radiator, and feature herringbone flooring.

Utility Room

6'7" x 5'6" (2.03m x 1.69m)

Recently refitted; with wall and base units with work surface over, inset stainless steel sink with mixer tap over, built-in combination oven, space and plumbing for a washing machine, and space for a tumble dryer.

Open Plan Kitchen/Breakfast/Study/Family Room

28'6" x 21'0" (8.69m x 6.42m)

- Kitchen Area

With feature coving to the ceiling, UPVC double glazed window to the side, a range of wall, drawer and base units (including display cupboards) with work surfaces and matching upstands over, inset stainless steel sink with mixer tap over, 4-door "Everhot" range cooker with two hot plates and fume extractor over, space for an American-style fridge-freezer with built-in bottle rack over, integrated dishwasher, central island with inset drawer and base units with work surface over and space for three bar stools, and tiling to splashback areas. Opening into:

- Breakfast/Study Area

With pitched glazed roof, UPVC double glazed windows (to full height) to the side and rear, a pair of UPVC double glazed patio doors leading to the rear garden, built-in pantry-style storage unit, and space for a desk.

- Family Area

With exposed rafter and ceiling joist, two sets of UPVC double glazed bi-fold doors (one with matching panels over) to the side and rear, and freestanding log burner with tiled hearth.

First Floor Landing

With Velux window, feature coving to the ceiling, and radiator. Door into:

Bedroom One Suite

22'10" x 13'0" (6.96m x 3.98m)

- Bedroom Area

With feature coving to the ceiling, a pair of UPVC double glazed doors opening onto a Juliet-style balcony, a range of built-in wardrobes with hanging rail and fitted shelving, and vertical radiator. Opening into:

- Dressing Area

With Velux window, feature coving to the ceiling, a further range of built-in wardrobes with hanging rail and fitted shelving, and space for a dressing table. Door into:

- En-Suite Shower Room

With Velux window, feature coving to the ceiling, 3-piece suite comprising; shower cubicle with glazed door, mains fed shower and separate shower attachment over, low level WC, vanity unit with inset wash hand basin and mixer tap over, tiling to the walls to full height, two built-in storage cupboards, and tiled flooring.

Bedroom Two

12'2" x 11'8" (3.73m x 3.56m)

With two Velux windows, feature coving to the ceiling, built-in wardrobe with hanging rail and fitted shelving, and radiator. Door into:

En-Suite Shower Room

With two Velux windows, 3-piece suite comprising; shower cubicle with glazed door, mains fed shower and separate shower attachment over, low level WC, vanity unit with inset wash hand basin and mixer tap over, tiling to splashback areas, chrome ladder-style heated towel rail, and tiled flooring.

Bedroom Three

11'8" x 10'2" (3.56m x 3.10m)

With feature coving to the ceiling, UPVC double glazed window to the front, built-in wardrobe with hanging rail and fitted shelving, and radiator.

Family Bathroom

With Velux window, 3-piece suite comprising; panelled bath with glazed screen, telephone-style shower attachment and mixer tap over, low level WC, pedestal wash hand basin with hot-and-cold taps over, shaver point, feature panelling/tiling to splashback areas, and tiled flooring.

Single Garage

17'2" x 8'11" (5.24m x 2.73m)

Housing the LPG-fired boiler; with roller shutter door to the front and pedestrian door leading to the rear.

West-Facing Rear Garden

A neat lawned garden with mature borders housing a wide range of plants, shrubs and trees. Enclosed by timber post and rail fence with wire mesh, the garden also benefits from patio and decked areas, which are ideal for outdoor entertaining. In addition, there is a cold water tap and space for a shed.

ADDITIONAL INFORMATION

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 220 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone):

EE - Good outdoor

O2 - Good outdoor

Three - Good outdoor

Vodafone - Good outdoor

For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band F

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Flood Risk:

This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

Services:

Mains electricity and water are connected to the property. Drainage is to a septic tank, which is located within the grounds. The heating from LPG, with the boiler being located in the single garage.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

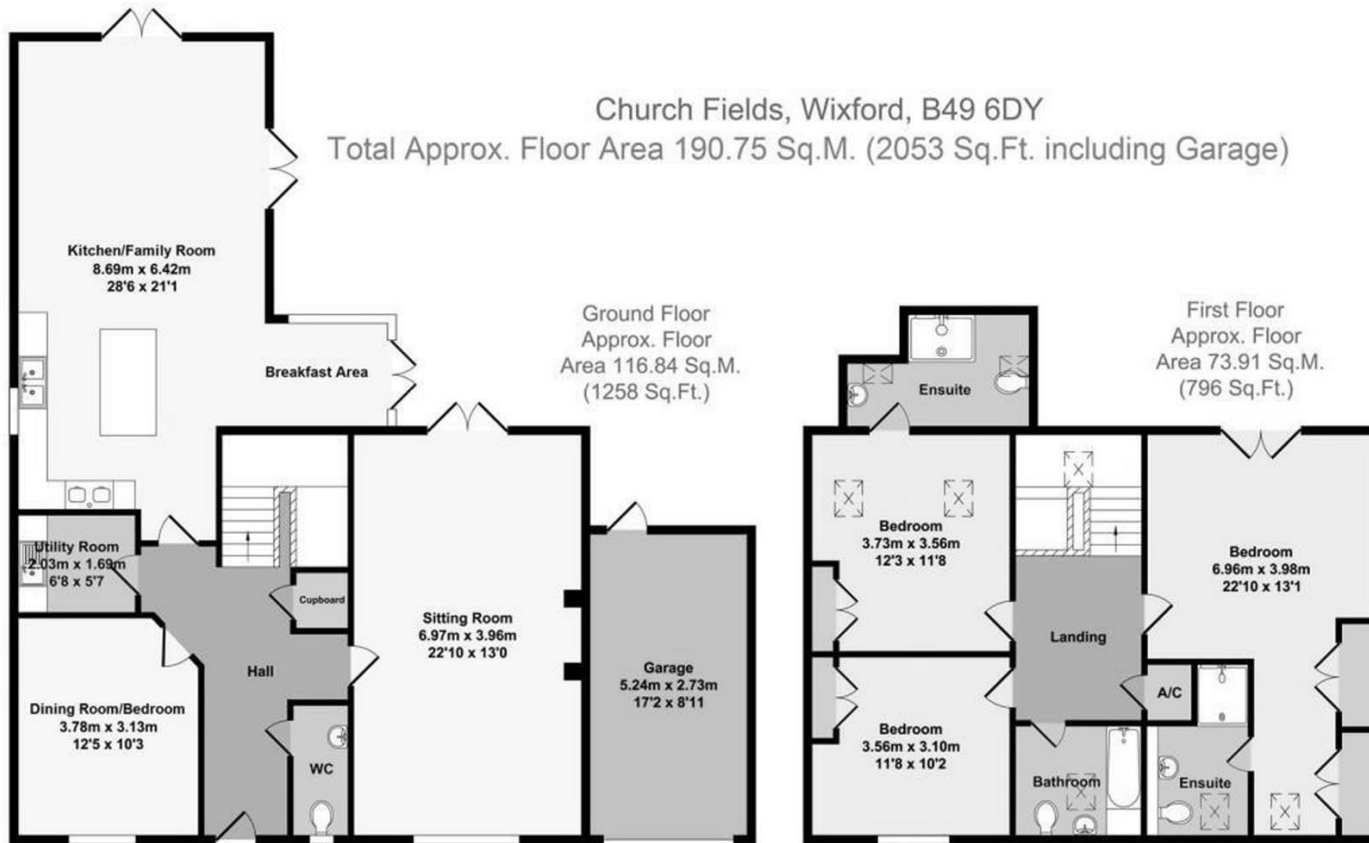
Viewing:

Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		49	
		60	
England & Wales	EU Directive 2002/91/EC		England & Wales

