

EAST SIDE OVERSLEY CASTLE WIXFORD, ALCESTER



Occupying an elevated position within the prestigious Oversley Castle Estate, East Side commands far-reaching views across the surrounding Warwickshire and Worcestershire countryside. Approached via an impressive winding driveway rising through the historic estate, this exceptional country home offers a wonderful sense of arrival, together with privacy, tranquillity, and an exceptional rural setting. Whether as a distinguished permanent home or an idyllic countryside retreat, this exceptional barn-style residence, completed in 2016, presents a rare opportunity to enjoy the character of a traditional barn without the compromises often associated with older conversions. Planning permission has been granted for a single storey rear extension. Briefly comprising: Entrance Hall, open-plan lounge and kitchen area with feature log burner and patio doors, double bedroom with large viewing window and stable door, bathroom, driveway parking, and garage (see note).

£475,000

Burton House, High Street, Alcester, Warwickshire, B49 5AB.
Tel: 01789 766771 E-mail: alcester@sanders-sanders.co.uk

Web: www.sanders-sanders.co.uk

East Side, Oversley Castle, Wixford, Alcester, Warwickshire, B49 6DH

Outstanding Views



Open-Plan Living Room and Kitchen





Bathroom



Double Bedroom



Rear Garden





Garage

The vendor has informed us that Oversley Estate owns the freehold of the garage, however the vendors of East Side have sole use of it. It is subject to a peppercorn rent. The garage shown on the floor plan and the property details is for information purposes only and does not form any part of the title plan or deeds (this information should be verified by your solicitor).

Service Charge

We have been advised of the following by the vendor. The service charge includes Internet, private sewage septic tank, maintenance of drive and communal areas such as grass cutting, hedge trimming etc, Water pump maintenance & main entrance gate, intercom & security camera maintenance. The most recent service charge bill for period 01/04/2025 to 31/03/2026 was £1,675.07 (this may be subject to change).

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.

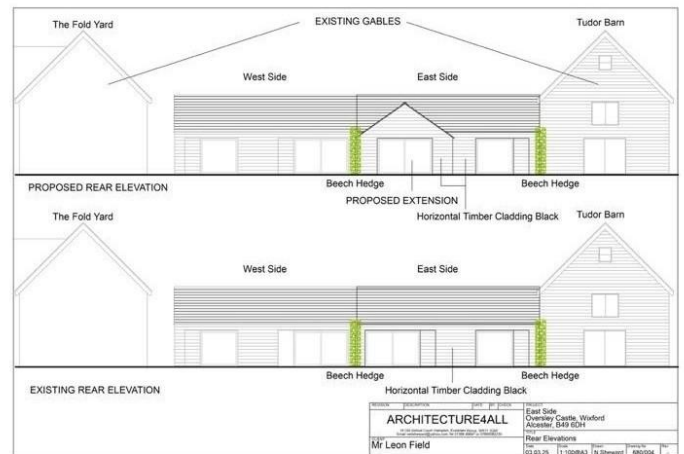
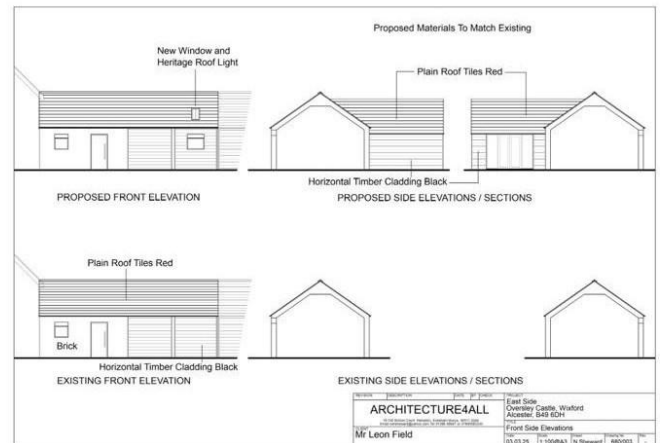


Total: 624 sq. Ft. 58 m²
1st Floor: 626 sq. Ft. 58 m²
Excluded Areas: Walls: 55 sq. Ft. 5 m²

Sanders & Sanders
ESTATE AGENTS

Planning Permission

Planning permission has been granted for a single storey rear extension. Full details can be found on the Stratford-upon-Avon planning portal.



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.