



Poachers Retreat
Alcester Heath | Alcester | Warwickshire | B49 5JJ

POACHERS RETREAT



A substantial detached property with holiday cottage and annex set in 6.39 acres of grounds with panoramic views.

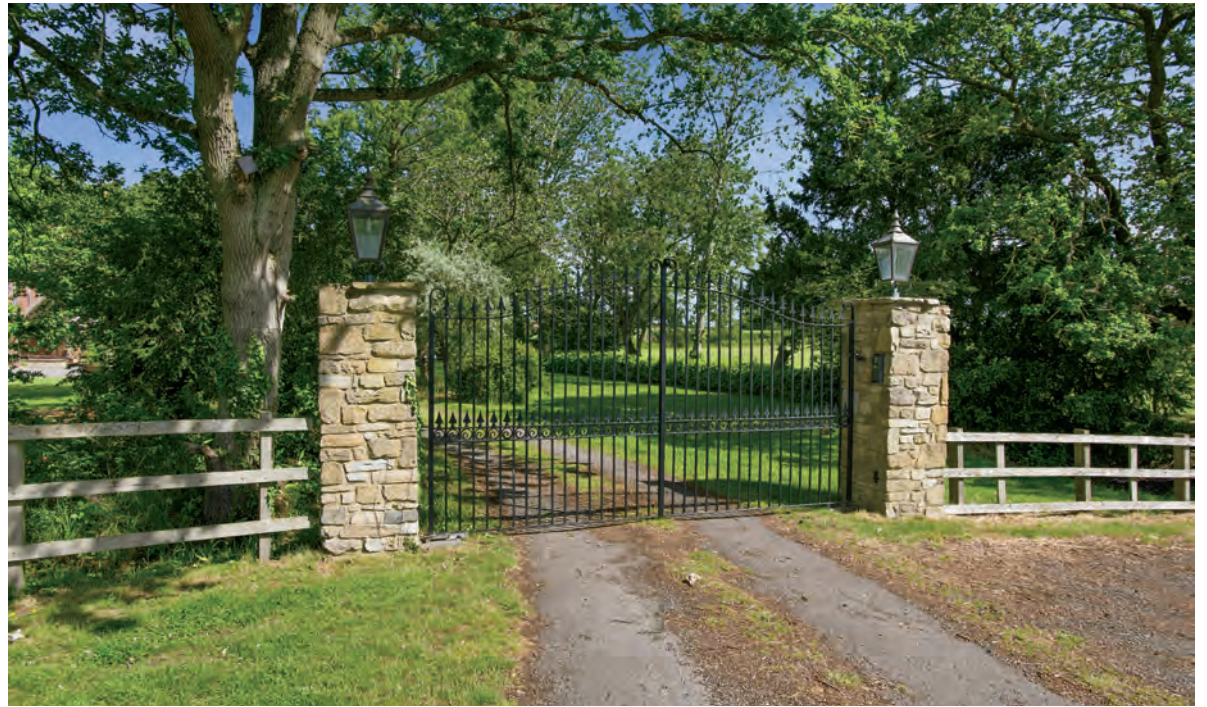
In total, ten bedrooms, three en suites, three bathrooms, six reception rooms, two utility rooms, two cloakrooms, triple garage and parking. Set in private grounds with a very versatile floor plan this property offers multi generation living and a home with an income. Chain free.



STEP INSIDE

Ground Floor

The entrance hall opens into a magnificent reception lounge that is vaulted to the ceiling of the house with a galleried balcony. There are windows on all sides and a feature inglenook fireplace which makes this room an incredible space for family living and entertaining. There are three further well-proportioned reception rooms, the snug that has part oak panelling, inglenook fireplace with wood burner and delightful views of the fields, the sitting room has a wood burner, bay window and under floor heating. The lounge has patio doors leading out with a brick fireplace and oak floor. The kitchen has plenty of storage, granite worksurface, built in appliances, Smeg Aga, six gas ring hob and large island with further storage. The utility room has plumbing, walk in pantry, sink and door to the garden. There is a separate cloakroom with W.C and basin.













First Floor

The oak staircase leads up to the first floor that has a galleried balcony with oak and iron spindles and gives a wonderful sense of space and light. There are four double bedrooms, all have spectacular views, vaulted ceilings, some have built in storage and fireplaces. The master bedroom has a mezzanine

floor for additional storage and a modern en suite with a double walk-in shower, two basins set into a vanity unit, W.C. and bidet. The second double bedroom that has an en suites is appointed with a bath set into a tile surround, basin, W.C. and bidet. The family bathroom has a corner bath, a corner shower, basin, W.C. and bidet.







Second Floor
There are two double bedrooms, both with vaulted ceilings.

THE COTTAGE

A brand new four-bedroom cottage has just been completed and is presented to the highest of standards.

Ground Floor

A large reception hall leads through to the modern and exceptionally spacious open plan kitchen, dining, living room. A set of bi folding doors span one side of the room which faces the gardens and countryside. The kitchen has ample storage, built in appliances and leads through to a utility room with further storage, sink and plumbing. There is a door to the garden from the utility room. The fourth double bedroom has an en suite with a contemporary bath, walk in double shower, W.C, double basin set into a vanity unit and a bidet. There is a separate cloakroom with W.C. and basin.

First floor

The wooden staircase takes you up to the first floor where there are three double bedrooms. All rooms have feature apex windows with fabulous views of the countryside and vaulted ceilings. The Principal bedroom has an en suite with a bath and shower over, a basin and W.C. There is a Jack and Jill bathroom with a bath and shower over, basin and W.C.

Outside

The cottage sits to one side of the property within the grounds and has its own drive.







The Annex

There is a one-bedroom apartment over a triple garage with a kitchen, bathroom, sitting room, kitchen and parking.

STEP OUTSIDE

A long sweeping drive leads down to a set of electronic gates and up to the front of the house where there is parking and a triple set of garages. In total there is 6.39 acres of grounds made up of a mixture of garden and fields. Poachers Retreat is surrounded by garden made up of lawn, mature trees, shrubs, flower beds and patio areas. The property is next to the Ragley hall estate and has panoramic views on all sides.





LOCATION

Poachers Retreat sits on the outskirts of Alcester which is a picturesque ancient Roman town with the River Arrow running through. There is a variety of independent local shops as well as a Waitrose, sporting, social and cultural facilities and is ideally located for commuting to the larger towns of Redditch, Evesham, Worcester and Stratford upon Avon. There is also a good choice of schooling in the area.

Stratford-upon-Avon is internationally famous through being the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracting almost four million visitors a year who come

to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town. There are numerous fine restaurants, inns, bars and coffee shops. There is a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre. The M40, Junction 15, is seven miles away and provides access to Birmingham to the north, London to the south and the national motorway network. Warwick and Leamington Spa are less than a ten-minute drive and Birmingham International airport is under 30 minutes. There is a direct line train service to London from both Leamington and Warwick Parkway. The Cotswolds are within striking distance of the town.







INFORMATION

Services

Mains gas and electric. Private drainage system. The Cottage has its own electric supply and shares the gas supply with the main house and annex. One council tax covers all three buildings. The property is freehold.

Local Authority

Stratford upon Avon district council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01789 332600

Website

For more information visit www.fineandcountry.com/uk/stratford-upon-avon

Opening Hours:

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm

Sunday Appointments by arrangement

Directions

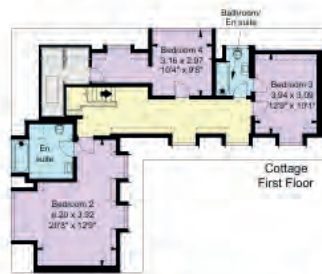
The postcode to the property is B49 5JJ



Ground Floor



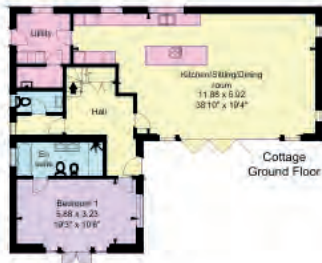
First Floor



Cottage First Floor



First Floor Flat



Cottage Ground Floor



Outbuilding



Second Floor

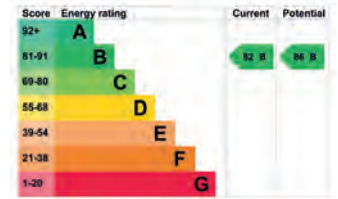
APPROXIMATE GROSS INTERNAL FLOOR AREA:
 House: 545 sq m (5,860 sq ft) exc. Void
 Cottage: 210 sq m (2,261 sq ft)
 Flat/Outbuilding: 110 sq m (1,185 sq ft)
 Total: 865 sq m (9,312 sq ft)
 inc. restricted head height
 in Cotswold Plans L33 mai16387

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

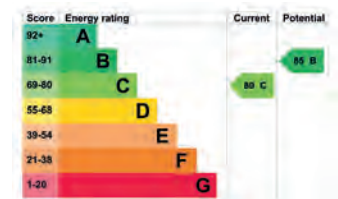
Not shown in actual location / orientation

Poachers Retreat
Alcester Heath

EPC: The Cottage



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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



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