



**Kinwarton Farm Cottage**  
**Kinwarton Road**  
**Alcester**  
**B49 6QT**  
**Offers Over £525,000**

A well-presented three-bedroom detached family home situated on the sought-after Kinwarton Road, offering spacious and versatile accommodation across two floors, extending to approximately 1,235 sq. ft.

The ground floor comprises a welcoming reception hall leading to a cosy living room alongside a separate dining room ideal for entertaining. To the rear, a bright and airy kitchen/breakfast room opens into a conservatory, creating an excellent family space with pleasant views over the garden. Additional benefits include a useful side porch, inner hallway, and a ground floor WC.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room, while bedrooms two and three are served by a contemporary family bathroom, all accessed from a central landing.

Externally, the home enjoys a porch entrance and a well-maintained wrap-around garden, ideal for families seeking both indoor and outdoor space. The property is further enhanced by a generous block-paved driveway providing ample off-road parking for multiple vehicles, along with a timber-framed carport offering sheltered parking and additional storage potential. The frontage also benefits from access leading to a private rear space.



## Porch

### Reception Hall

12'0" x 7'2" (3.67m x 2.20m)

### Living Room

13'6" (into chimney breast) x 11'0" (4.12m (into chimney breast) x 3.37m)

### Dining Room

12'0" x 10'4" (3.67m x 3.15m)

### WC

3'6" x 6'5" (1.07m x 1.97m)

### Kitchen/Breakfast Room

12'0" x 12'8" (3.67m x 3.87m)

### Side Porch

9'5" x 3'4" (2.88m x 1.03)

### Conservatory

11'2" x 11'7" (3.41m x 3.54m)

## First Floor

### Landing

9'11" x 7'2" (3.04m x 2.20m)

### Bedroom One

13'10" into wardrobe x 12'3" (4.24m into wardrobe x 3.74m)

### En-Suite Shower Room

8'5" (max) x 3'1" (2.57m (max) x 0.96m)

### Bedroom Two

12'0" x 11'0" (3.68m x 3.37m)

### Bedroom Three

12'0" x 6'3" (3.67m x 1.92m)

### Family Bathroom

6'1" x 6'9" (1.86m x 2.07m)

## Outside

### Additional Information

Services:

Mains gas, electricity, water and drainage are connected to the property.

### Broadband and Mobile:

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 2300 Mbps and highest available upload speed 2300 Mbps. For more information visit: <https://checker.ofcom.org.uk/>

Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone):

EE - Good outdoor, variable in-home

O2 - Good outdoor and in-home

Three - Good outdoor and in-home

Vodafone - Good outdoor and in-home

### Council Tax:

Stratford on Avon District Council - Band E

Tenure: The property is freehold with vacant possession given on completion of sale.

### Flood Risk:

Rivers and the sea

Yearly chance of flooding - VERY LOW

Yearly chance of flooding between 2036 and 2069- VERY LOW

### Surface water

Yearly chance of flooding - VERY LOW

Yearly chance of flooding between 2040 and 2060 - LOW

For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>

### Fixtures and Fittings:

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

### Viewing

Strictly by prior appointment through John Earle on 01789 330 915.

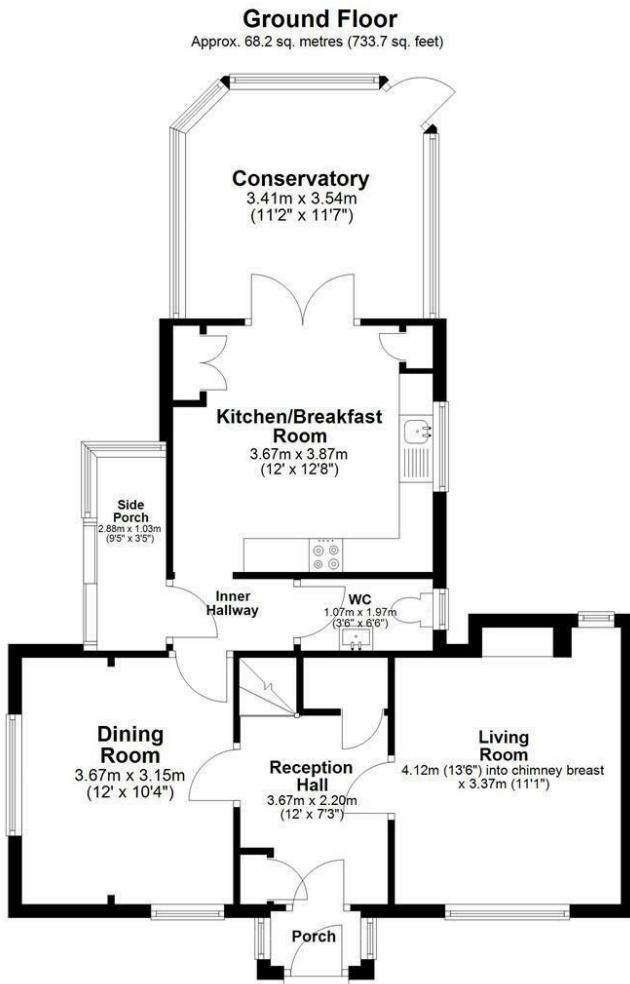
John Earle is a Trading Style of John Earle & Son LLP

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Reg. No. OC326726.







Total area: approx. 114.8 sq. metres (1235.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>63</b>	<b>82</b>
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		
(61-91) <b>B</b>		
(69-90) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

