EARLES
TRUSTED SINCE 1935

Holly Cottage
22 Oak Tree Lane
Alcester
B49 5LH

Offers Over £675,000

Address: 35 High Street, Alcester, B49 5AF - Email: info@earlesgroup.co.uk - Telephone: 01789 330 915

Holly Cottage is an impressive five-bedroom detached family home, offering approximately 2,205 sq. ft. of spacious and versatile accommodation arranged over two floors.

The ground floor is centred around a generous kitchen, providing an excellent hub for family life and opening into a separate family room. Further reception space includes a substantial living room, separate dining room and a conservatory with access to the garden. A useful utility room, welcoming reception hall, storage and ground-floor WC complete the accommodation.

Upstairs, a galleried landing leads to five bedrooms, with the particularly spacious principal bedroom benefiting from an en-suite shower room and fitted storage. The remaining bedrooms provide excellent flexibility for a growing family, guests or those requiring a home office, and are served by the family bathroom.

Offering generous proportions, multiple reception rooms and a highly adaptable layout, Holly Cottage provides an excellent opportunity for buyers seeking a substantial family home in the popular village of Cookhill, within convenient reach of Alcester and the surrounding Warwickshire and Worcestershire countryside.

Porch
3'1" x 2'11" (0.94m x 0.90m)

Reception Hall
9'0" x 12'1" (2.75m x 3.69m)

WC
3'1" x 9'2" (0.94m x 2.80m)

Kitchen
21'11" x 10'10" (6.70m x 3.32m)

Utility Room
5'11" x 9'10" (1.81m x 3.02m)

Family Room
15'6" x 9'10" (4.73m x 3.02m)

Dining Room
15'2" x 12'1" (4.63m x 3.70m)

Living Room
21'11" x 11'11" (6.70m x 3.64m)

Conservatory
6'11" x 10'8" (2.12m x 3.26m)

First Floor

Galleried Landing

Bedroom One
22'1" x 11'11" (6.74m x 3.65m)

En-suite Shower Room
8'6" x 5'8" (2.60m x 1.74m)

Bedroom Two
9'1" x 10'10" (2.78m x 3.32m)

Bedroom Three
12'5" x 10'0" (3.80m x 3.05m)

Bedroom Four
9'2" x 10'10" (2.80m x 3.32m)

Bedroom Five
9'2" x 6'0" (2.80m x 1.84m)

Family Bathroom
8'1" x 9'11" (2.48m x 3.03m)

Outside

Additional Information
Services:
Mains electricity, gas, water and drainage are connected to the property.

Broadband and Mobile:
Standard Broadband Speed is available in the area, with predicted highest available download speed 26 Mbps and highest available upload speed 2 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
O2 - Good outdoor
Three - Good outdoor, variable in-home
Vodafone - Good outdoor

Council Tax:
Wychavon District Council - Band F

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 - Very 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 with Earles (01789 330 915 / 01564 794 343).

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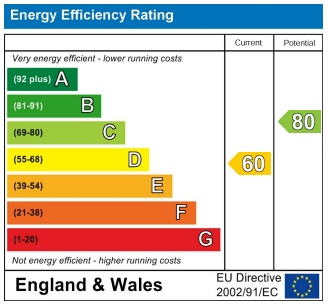
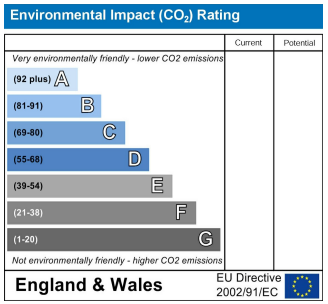
Ground Floor

Approx. 110.0 sq. metres (1183.8 sq. feet)

First Floor

Approx. 94.9 sq. metres (1021.7 sq. feet)

Total area: approx. 204.9 sq. metres (2205.5 sq. feet)