



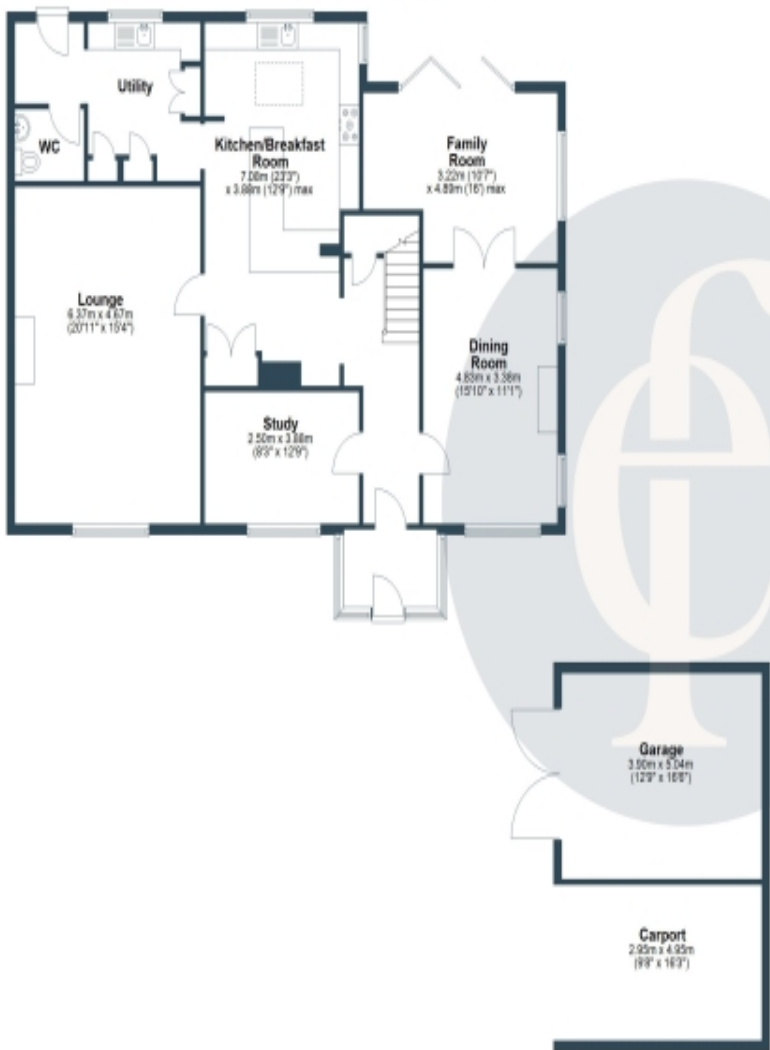
Kings Coughton, Kings Coughton, Alcester, B49 5QD

Guide Price £850,000



Ground Floor

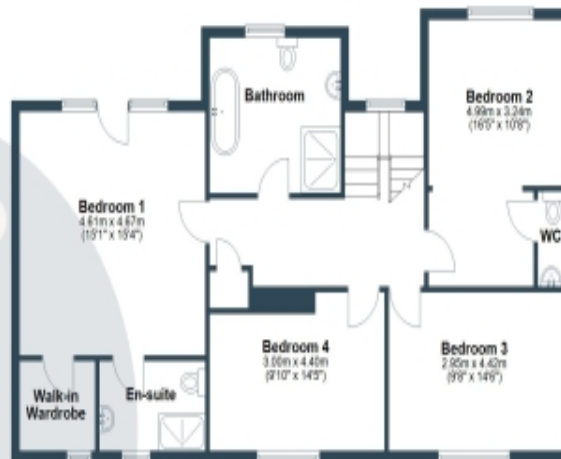
Main area: approx. 128.3 sq. metres (1362.0 sq. feet)
 Plus garage: approx. 33.2 sq. metres (356.4 sq. feet)



Main area: Approx. 224.1 sq. metres (2411.0 sq. feet)
 Plus garage: approx. 33.2 sq. metres (356.4 sq. feet)

First Floor

Approx. 97.7 sq. metres (1051.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Grindles has been transformed over the last 15 years and is unrecognisable from when the current owners purchased in 2010. The triple-fronted property stands proudly on a generous plot, having undergone updating and multiple extensions, to now offer a large family home offering over 2411sq.ft of versatile accommodation.

The property is nestled in the sought-after village of Kings Coughton, offering a pleasant semi-rural setting while remaining conveniently placed for access to nearby towns. Alcester is just a short distance away, providing a range of everyday amenities, independent shops, cafés, and well-regarded schooling. The area is also well positioned for access to Stratford-upon-Avon and Redditch, with good transport links connecting to the wider road network, making it an ideal location for both families and commuters.

This home exudes a contemporary finish, but with all the charm and style you would hope for from your next home. It offers the perfect blend of comfort and convenience, taking all of the worry out of a to-do list when you move in.

Did we mention the stunning open countryside views abutting the rear garden? Just another detail that makes this home so very special.

What we love about the property and what makes it stand out for us is the range of reception rooms on the ground floor, the sprawling private landscaped gardens that are visible from most rooms in the property, the four generous bedrooms with two bathrooms, the large driveway, and the single garage together with the open timber carport. In our opinion, this ticks the boxes for any new family to turn the key and move straight in.

Once through the porch, you are welcomed into the light and airy hallway; you will note this theme throughout the accommodation. The hallway offers access to the first and ground floor accommodation.

Positioned to the left is the convenience of a study with fitted office furniture, ready for use straight away. For all those WFH buyers, this is your space for the day, and at night you can close the door on it.

You are spoilt for choice on the further reception rooms to the ground floor as on the right side of the hallway you will find the dining room with a focal point of a coal effect gas fire, but you will be forgiven if you miss this as your eye will be pulling you through the double doors to the lovely sanctuary of the garden room, through the by-fold doors onto the manicured gardens and beyond to the countryside views. Take a deep breath, as this is really something to be marvelled at.

The sitting room is of a generous size and is ready for the cosy winter evenings after a hard day in front of the ESSE log-burner.

The real gem in the crown is the open-plan, stylish bespoke kitchen offering a range of slate blue wall and base units, including a double opening pantry cupboard and a contrasting Quartz worksurface. Integrated is a selection of appliances, including a Range oven, dishwasher, wine fridge, full-size fridge, and freezer. Concealed bins and plinth lights are just a few of the other finishing touches that add a touch of class to this room, not forgetting the stunning open views over the garden. The kitchen offers a casual dining space by way of a breakfast bar or a relaxing spot for a chat and a chilled glass. For added convenience is the separate utility room, offering space for a washing machine and tumble dryer, a fitted freezer, and access to the cloakroom/WC and garden.

Upstairs is a larger-than-average landing with fitted storage and loft access via a ladder.

The master bedroom can be found at the far end of the landing, and could be compared to a hotel suite, with the French door opening to ensure the full view is taken in, a walk-in wardrobe and en-suite shower room. Your very own suite!

The guest bedroom also enjoys views over the garden and an en-suite cloakroom with a low level w.c and wash hand basin. The two further bedrooms are both double in size.

Completing the first floor in style is the oversized luxurious four-piece bathroom, enjoying a statement clawfoot bath, wash hand basin, low level w.c and separate shower cubicle with waterfall shower.

Outside, the attention to detail continues with what should be award-winning gardens. Featuring manicured lawns, well-stocked borders with an array of colourful shrubs and plants. Veggie patches and lighting around the garden. There is a useful shed for the storage of garden tools, boasting electricity. Enclosed by fencing with side access and a pedestrian door opening onto the detached garage.

To the front is a timber carport adjoining an oversized garage with double opening doors. The driveway offers parking for 4-5 vehicles, wrapped to the side of the front garden.

Viewing is an absolute must to appreciate how beautiful, at the same time as practical, this family home really is.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

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