



EARLES
TRUSTED SINCE 1835



**3 Evesham Road
Cookhill
Alcester
B49 5LB**

Guide Price £500,000

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

An excellent opportunity to acquire a charming cottage set on a generously sized plot in the village of Cookhill. The property is arranged over two floors and briefly comprises: entrance storm porch, dining hall, kitchen/breakfast room, living room, bathroom and conservatory. To the first floor are three bedrooms.

Outside, the gardens wrap around the property and extend to about 0.36 acres. No upward chain.

Entrance Storm Porch

Dining Hall

11'1" x 12'1" (3.38m x 3.69m)

Having a staircase rising to the first floor, a UPVC double-glazed window to the front elevation, a log-burning stove, ceramic floor tiles and exposed ceiling timbers. There is also an understairs cupboard. Doorway leading to:

Kitchen/Breakfast Room

17'7" x 5'10" (5.36m x 1.78m)

Fitted with a range of wall and base units with laminate worktops, a four-ring gas hob with electric oven below, and a stainless-steel sink with mixer tap. There are two UPVC double-glazed windows to the side and rear elevations. An opening leads to the lobby area, with a further doorway to:

Bathroom

7'3" x 7'9" (2.22m x 2.37m)

Fully tiled to all walls and floor, the bathroom includes a corner bath with mixer tap and shower attachment, a separate corner shower, and a WC and hand basin set within a vanity unit. There is a frosted window to the rear elevation.

Living Room

9'9" x 11'5" (2.98m x 3.5m)

Having UPVC double-glazed windows to the front and side elevations, a central fireplace, and exposed ceiling timbers.

Conservatory

9'3" x 6'6" (2.83m x 2m)

Constructed of single brick to half height with UPVC double-glazed windows and door, topped with a polycarbonate roof. Plumbing for a washing machine is provided. A doorway leads to the side garden.

First Floor

Master Bedroom

12'1" x 9'10" (3.69m x 3m)

A generously sized master bedroom with a UPVC double-glazed window to the front elevation.

Bedroom Two

9'3" x 12'1" (2.83m x 3.69m)

A generously sized double bedroom featuring a UPVC double-glazed window to the front elevation and a range of fitted wardrobes.

Bedroom Three

11'7" x 7'2" (3.544m x 2.2m)

Having a UPVC double-glazed window to the side elevation and fitted wardrobes. A doorway leads to a large storage cupboard housing the wall-mounted Worcester Bosch gas boiler.

Outside

The gardens wrap around the property and extend to approximately 0.36 acres, featuring mature trees, established shrubbery, several lawned areas, and an allotment area. There are multiple outbuildings, including a log store, a brick-built WC, several sheds, and a greenhouse. A large gravelled driveway provides access from the main road via a five-bar gate.

Additional Information

Services:

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

Broadband and Mobile:

Superfast Broadband Speed is available in the area, with predicted highest available download speed 80 Mbps and highest available upload speed 20 Mbps. For more information visit: <https://checker.ofcom.org.uk/>

Mobile signal coverage (both voice and data) is

available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Good/Variable' and the indoor availability being rated 'Good/Variable'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-upon-Avon District Council - Band D

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 through John Earle on 01789 330 915.

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

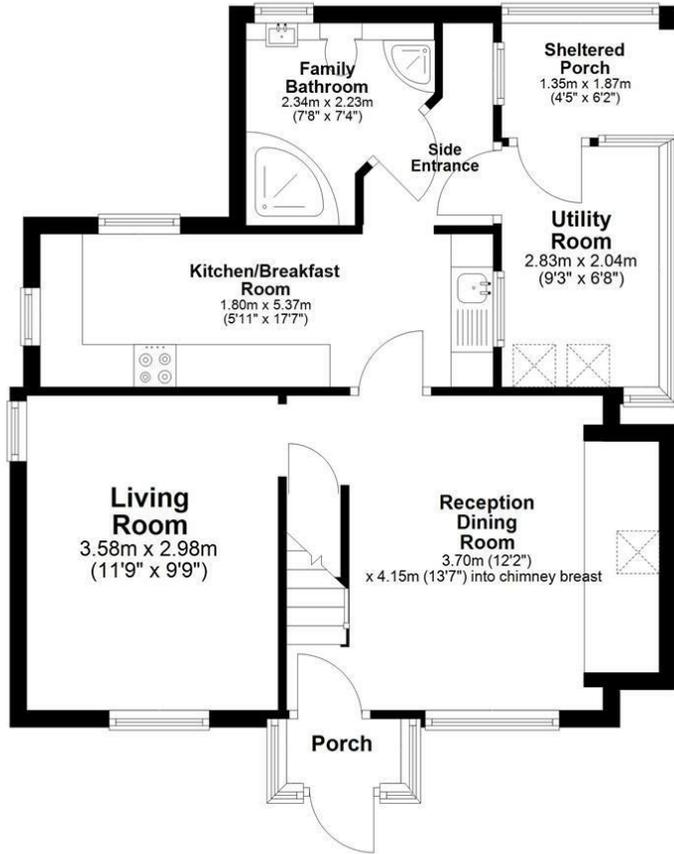
Registered Office: Carleton House, 266-268 Stratford Road, Shirley, B90 3AD

Reg. No. OC326726.



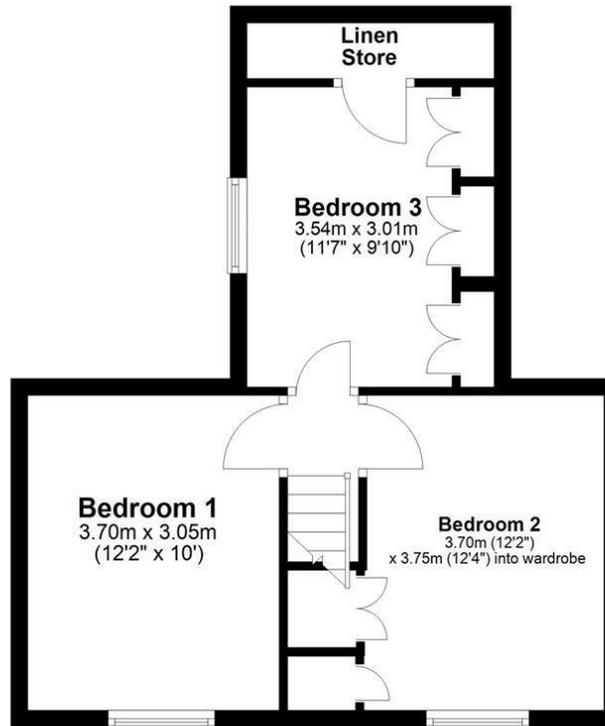
Ground Floor

Approx. 54.0 sq. metres (580.9 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.4 sq. feet)



Total area: approx. 87.3 sq. metres (939.3 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 87 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 53 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

