



Newport Drive,
Alcester, B49 5BL

Jeremy
McGinn & Co 

Available at
Asking Price £400,000



A mature and substantially extended detached family home occupying a fabulous position within easy reach of Alcester town centre, with an exceptional south-facing garden and delightful open views across adjoining farmland.

The property enjoys a particularly desirable setting, combining an attractive rural outlook with the convenience of being within easy walking distance of the excellent amenities available in the historic market town of Alcester. The picturesque High Street offers an excellent selection of independent shops, cafés and restaurants, whilst the town is also well served by highly regarded schools and a Waitrose supermarket.

The house has been comprehensively extended at ground-floor level to provide excellent and versatile family living space, with the benefit of gas central heating and double glazing.

An enclosed entrance porch opens into a spacious open-plan living room, complemented by a separate dining room and extended kitchen. A particularly notable feature is the large family room, providing a superb additional living and entertaining space, with a useful shower room off. This versatile arrangement offers considerable flexibility for modern family life.

On the first floor there are three bedrooms together with a shower room and separate WC.

Outside, the gardens are without doubt one of the outstanding features of the property. Additional land was acquired in the past to create a particularly generous outside space, enjoying a pleasant southerly aspect and providing an excellent environment for families, entertaining and keen gardeners alike. Most notably, the rear of the property enjoys delightful views over adjoining farmland, creating a wonderful sense of space and a semi-rural feel that belies its convenient location close to the heart of Alcester.

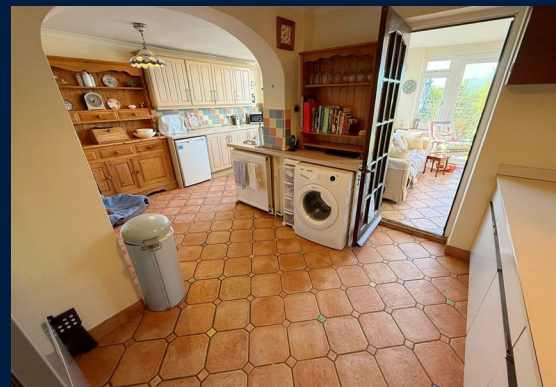


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The property offers scope for some decorate improvement
and is offered for sale with no upward sale chain.





Tax Band: D

Council: Stratford on Avon District Council

Tenure: Freehold

Alcester dates back to around AD 47 and was founded by the Romans as a walled fort on the confluence of the River Arrow & the River Alne and boasts a wealth of stunning characterful properties. The Town has developed into an extremely popular place to live with a strong community who are rightly proud of their Town. The historic High Street offers a range of independent shops & cafés in addition to restaurants and pubs and a Waitrose supermarket.

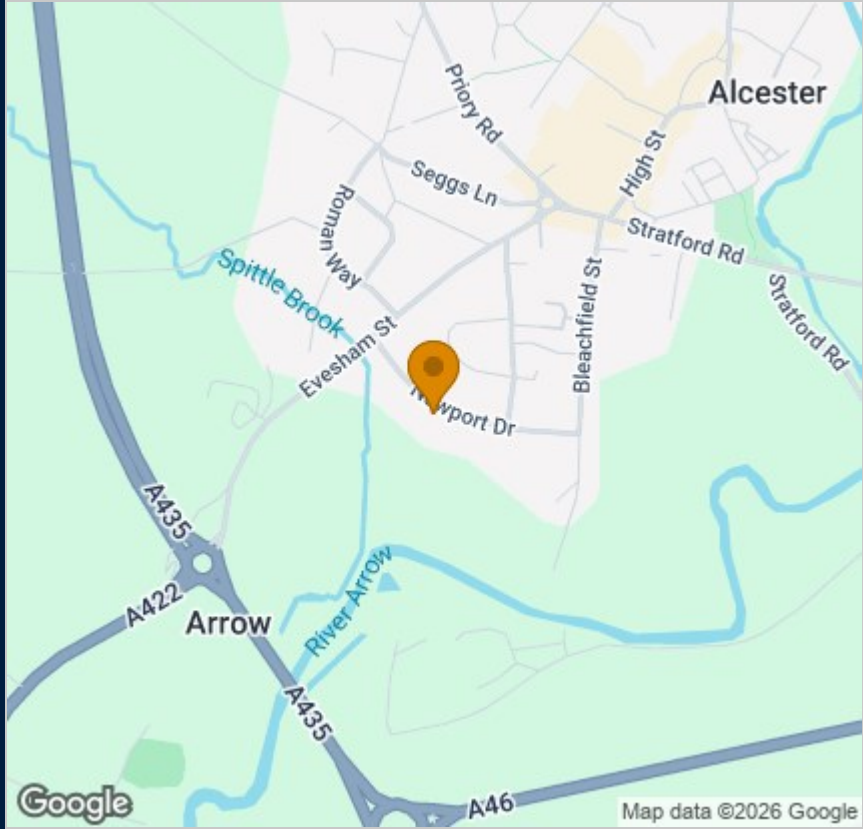
The quality of local schools is a big draw to the Town including the extremely well regarded Alcester Grammar School. For more comprehensive amenities, nearby Stratford upon Avon offers a wealth of facilities including the world famous Royal Shakespeare Theatre. Fast train services from Warwick Parkway give access to London in a little over an hour.



Floor Plan



Map



Energy Performance

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

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In line with The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

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