



lower cladswell lane,

Guide Price £995,000



Tenure: Freehold

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DESCRIPTION

A rare opportunity to acquire a luxurious four-bedroom family home, forming part of an exciting new-build development in the sought-after village of Cookhill. Due for completion by early summer 2027, this bespoke home is being carefully designed and constructed to provide a high-quality finish throughout.

The property has been thoughtfully designed with a spacious and practical layout. The ground floor will comprise an entrance hallway, separate living room, impressive open-plan kitchen/dining/family room, utility room, fourth bedroom/study and shower room. The bespoke kitchen is planned to feature painted Shaker-style cabinetry, stone worktops and quality Neff appliances. Upstairs, accessed via a feature staircase, will be three well-proportioned bedrooms, with an en-suite to the principal bedroom, together with a family bathroom.

Cookhill is a sought-after Worcestershire village, ideally positioned on the Worcestershire and Warwickshire border and surrounded by beautiful countryside. The nearby historic market town of Alcester offers a range of everyday amenities, including shops, restaurants and leisure facilities, while Stratford-upon-Avon and Worcester are also within easy reach. The area provides an appealing combination of peaceful rural living with convenient access to surrounding towns and excellent transport links.

Approximate room dimensions and total floor area are included within our floor plan. Please note these are maximum dimensions within each room.

Construction: This property is understood to be of standard construction. This should be verified by legal advisers or a RICS Building Surveyor, prior to purchase.

Tenure: Understood to be Freehold

Energy Performance Rating: Pending

Council Tax Band: Pending

Local Authority: Wychavon District Council

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The current images are CGI (computer generated images) only.





Council Tax:

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Redditch Office on 0152760889 if you wish to arrange a viewing appointment for this property or require further information.

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