



**Evesham Road , Cookhill**

Alcester, B49 5LG

Jeremy  
McGinn & Co 



# Available at Offers Over £550,000



## HUGE SCOPE FOR UPDATING OR POSSIBLE DEVELOPMENT (STP)

A mature detached village house set in around 0.37 acre offering massive scope for development either by way of extending the existing property or possible construction of a further dwelling (subject to necessary planning consent).

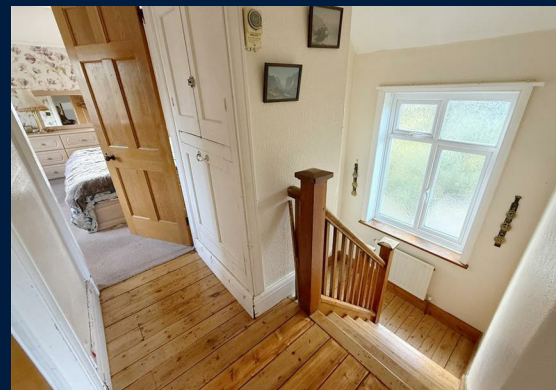
The property is set well back from the road and comprises a detached dwelling in need of some updating benefiting from centrally heated/double glazed accommodation comprising Reception Hall, Sitting Room, Dining Room, Re-Fitted Kitchen with Rayburn, Lean-to Utility Room & WC, Workshop, Landing, Master Bedroom with fitted wardrobes, 2 Further Bedrooms & Re-Fitted Bathroom.

The mature gardens extend to 3 sides situated in which there is a detached double garage and extensive parking for numerous vehicles. The property is offered for sale with the benefit of vacant possession.

Tenure: Freehold.







**Tax Band: E**

**Council: Wycavon District Council**

**Tenure: Freehold**

Cookhill comprises a village situated on a ridge bordering Warwickshire and Worcestershire being surrounded by stunning open countryside with plenty of public footpaths from which to enjoy.

Day to day needs are admirably catered for in the nearby Roman Town of Alcester including numerous pubs, Cafés and independent shops in addition to a Waitrose supermarket. There is excellent schooling for all ages including the highly regarded Alcester Grammar School.



# Floor Plan



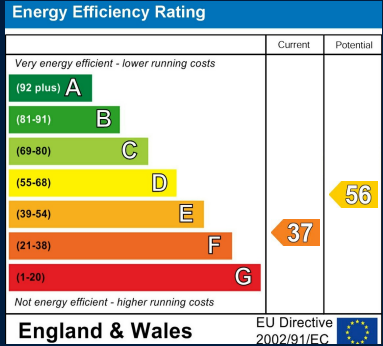
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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# Map



# Energy Performance



Jeremy McGinn & Co