



Kings Coughton
Alcester, B49 5QF

Jeremy
McGinn & Co

Available at Offers In The Region Of £650,000



Situated in the desirable area of Kings Coughton, about a mile north of the Roman market town of Alcester which provides excellent local amenities and several sought-after Schools, a Detached family home set in a large Garden with additional area of land to side.

The original property is approx. 300 years old but has had various additions over the years and now offers a good size family home with an attached ANNEXE, currently used for Air BnB, but would make useful space for multi-generation family living.

Internally the property includes, Entrance Porch, Reception/Dining room, Living room with log burner, Study, farmhouse-style Kitchen with SMEG range-style cooker and Breakfast area/utility opening to a large Orangery/Garden room perfect for family dining/relaxing/entertaining with log burner, lantern ceiling and bi-folds opening to the garden. Upstairs there are Three Double Bedrooms, one with built-in wardrobes, a Family Bathroom and a Shower room. A Fourth Bedroom can be found in the Annexe downstairs.

The Rear Garden is of a good size and has an Easterly aspect. The large paved patio across the rear of the house provides several excellent seating areas. The remaining garden is mainly laid to lawn with many mature shrubs and plants, an ornamental pond and several raised vegetable/flower beds. There is a large Shed and Greenhouse.

To the front, the property sits behind a very generous frontage with mature hedge and central vehicle access where there is parking for several vehicles and includes a car port. There is also an additional piece of land to the side suitable for numerous uses.





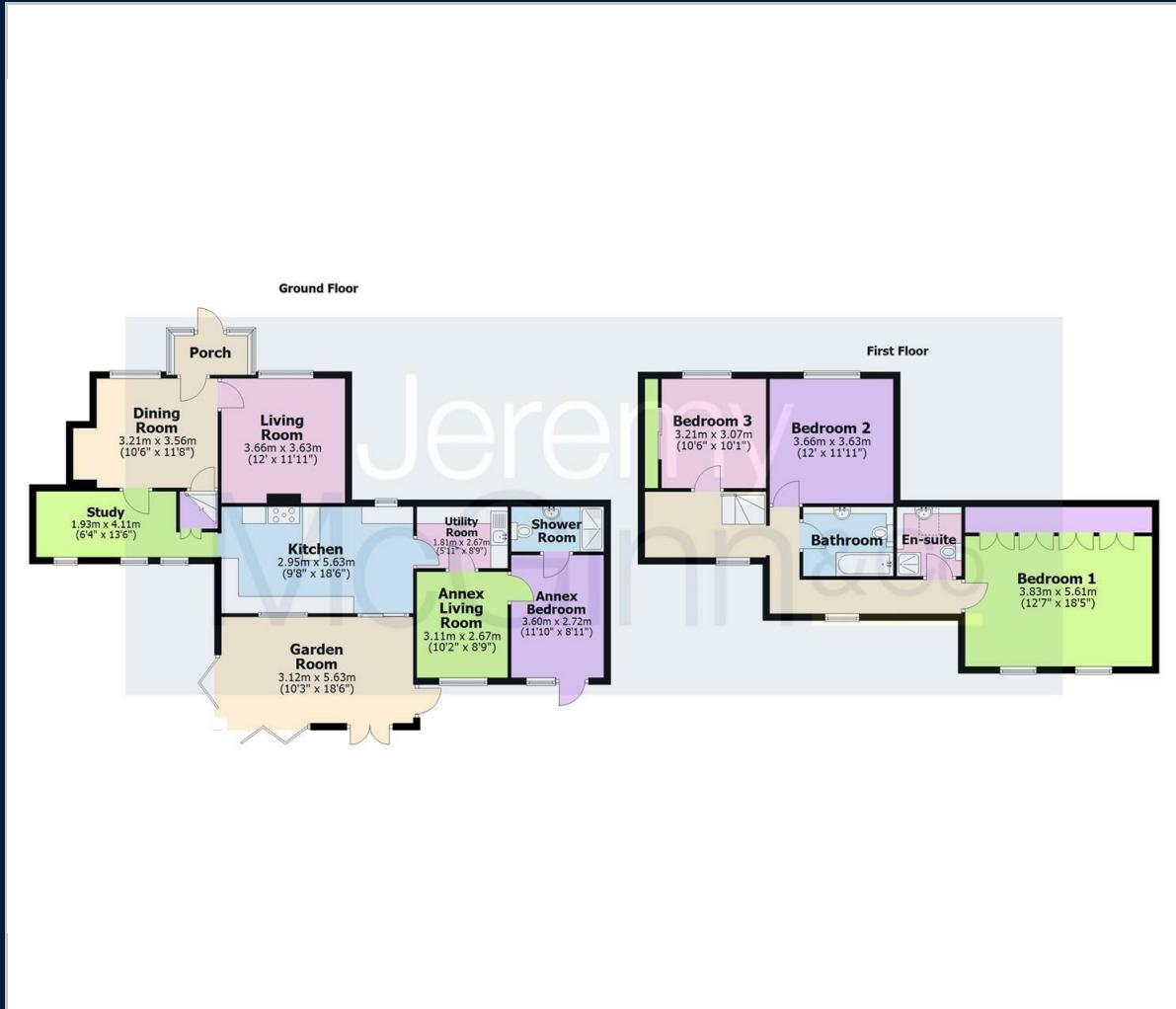
Tax Band: D

Council: Stratford

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 | | 77 |
| (55-68) D | 63 | |
| (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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