

Georges Elm Lane, Bidford-on-Avon

Alcester, B50 4JR

Jeremy McGinn &Co

Available at
Offers In Excess Of £750,000

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Sherwood Acre – An Exceptional Lifestyle Opportunity in the Warwickshire Countryside

A rare and exciting opportunity to acquire Sherwood Acre, a substantial rural property registered as a smallholding, yet benefiting from the significant advantage of having no agricultural occupancy restriction, offering considerable freedom and flexibility for a variety of lifestyle aspirations.

Nestled in a wonderfully private and secluded setting, surrounded by the picturesque Warwickshire countryside, Sherwood Acre presents an appealing opportunity for those seeking to combine the tranquillity of rural living with the convenience of working from home, pursuing personal interests or simply enjoying a more relaxed pace of life.

The property enjoys an excellent rural location, with a range of everyday amenities available in nearby Bidford-on-Avon and Alcester, including independent shops, schools, cafés and restaurants. The historic town of Stratford-upon-Avon, offering a more comprehensive selection of shopping, leisure and cultural facilities, is approximately a 15-minute drive away.

Set within approximately 0.78 acres, Sherwood Acre is approached via a long private driveway and discreetly positioned away from the road, creating a wonderful sense of privacy and tranquillity, together with the space to enjoy a truly individual countryside lifestyle.

At the heart of the property is a generously proportioned main residence, complemented by a separate annexe which adds a further dimension of versatility. Whether envisaged as a dedicated home office, fitness suite, creative studio, hobby space or accommodation for extended family, the arrangement offers exciting possibilities to adapt the property to suit changing needs and circumstances, subject to any necessary consents.



















Tax Band: E

Council: Stratford District Council

Tenure: Freehold

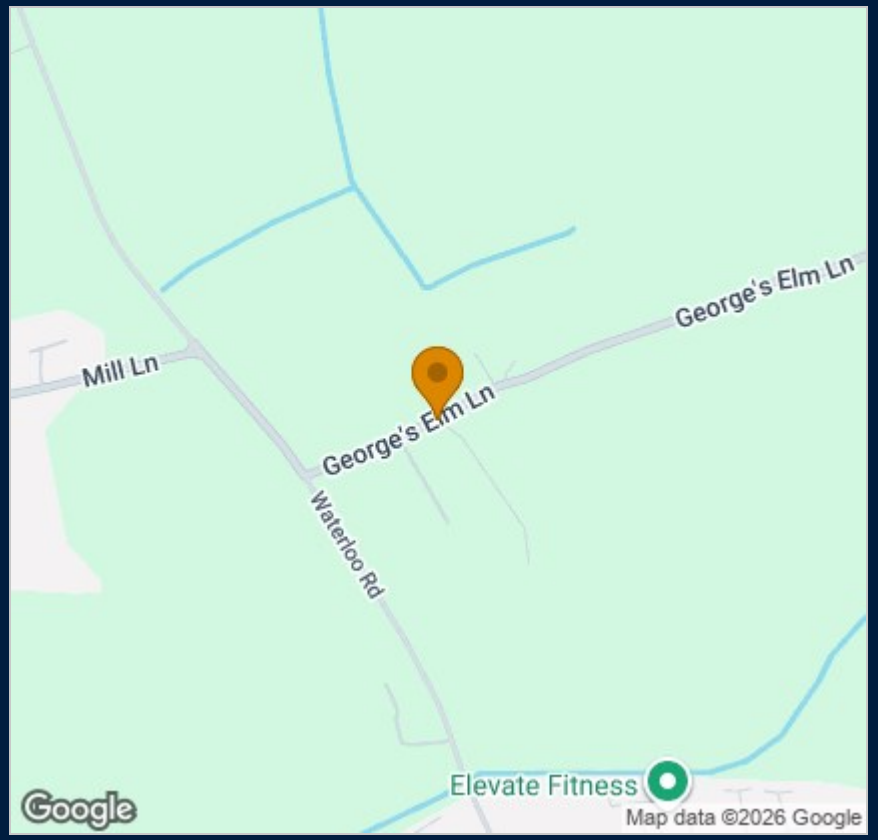
Further enhancing this flexibility are the garaging and useful outbuildings, providing valuable additional space for storage, workshops, recreational pursuits or a variety of other interests. The generous grounds offer further scope for outdoor enjoyment, gardening and those wishing to embrace elements of smallholding life, without the restrictions of an agricultural occupancy tie.

Sherwood Acre is much more than a countryside home; it is an opportunity to create a lifestyle tailored to individual needs. Combining privacy, space, adaptable accommodation and a highly convenient Warwickshire location, this distinctive property offers the freedom to balance home, work and leisure in an attractive rural setting.

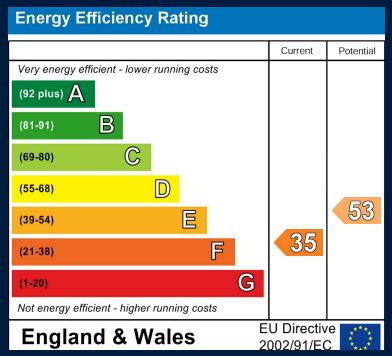
Floor Plan



Map



Energy Performance



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

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Jeremy McGinn & Co

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