



Church Lane, Cookhill

Alcester, B49 5JS

Jeremy
McGinn & Co 

Available at
Offers Over £750,000



A substantial and beautifully proportioned four-bedroom detached family home, occupying a generous plot of approximately 0.39 acre in the highly regarded village of Cookhill, surrounded by glorious open countryside on the Warwickshire/Worcestershire border.

Cookhill enjoys an attractive semi-rural setting whilst remaining particularly well placed for access to the historic market town of Alcester. Here, an excellent range of everyday amenities can be found, including highly regarded schooling for all age groups together with numerous independent shops, cafés, pubs and restaurants centred around the picturesque High Street.

Set well back behind a generous frontage, this impressive detached home has been thoughtfully extended and remodelled to create fabulous family accommodation extending to approximately 2,238 sq ft. The overriding theme throughout is one of space, with generously proportioned rooms complimented by gas central heating and double glazing.

The accommodation opens into a spacious reception hall with a guest cloakroom/WC and a good-sized study, ideal for those working from home. The extended living room is particularly impressive, providing a superb family living space with a log burner creating an attractive focal point and patio doors opening directly onto the rear garden.

At the heart of the house is the generously sized fitted dining kitchen, offering ample room for both everyday family life and entertaining and incorporating a range of appliances. A separate utility room provides further practical space.

To the first floor, a spacious landing gives access to four excellent double bedrooms. The principal bedroom benefits from fitted wardrobes and its own en-suite, whilst each of the three remaining bedrooms also features fitted wardrobes. A



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particularly large family bathroom completes the first-floor accommodation.





Tax Band: E

Council: Wychavon

Tenure: Freehold

The gardens are undoubtedly one of the property's outstanding features. Extending to approximately 0.39 acre, they provide a wonderfully mature and private setting and are a genuine haven for wildlife. Extensive lawns are interspersed with an abundance of established shrubs and mature trees, creating an attractive garden with plenty of space for both recreation and relaxation.

For keen gardeners, there is the added benefit of a large greenhouse, craft shed and 30' x 10' poly tunnel, offering excellent scope for home growing.

To the side of the property are two garages with access through to the garden, providing valuable parking, storage and workshop potential.

Combining substantial family accommodation, generous gardens and an enviable village setting surrounded by open countryside, this is a superb home for buyers seeking space and rural surroundings without sacrificing convenient access to Alcester and its excellent amenities.

The floor plan is divided into two main sections: the GROUND FLOOR and the 1ST FLOOR.

GROUND FLOOR:

- Kitchen Dining Room:** 21'9" x 10'9" (6.63m x 3.28m)
- Family Room:** 17'8" x 10'9" (5.38m x 3.28m)
- Living Room:** 17'9" x 10'10" (5.40m x 3.30m)
- Garage:** 17'9" x 9'8" (5.40m x 2.64m) - Two separate garage units.
- Study:** 12'2" x 9'4" (3.71m x 2.85m)
- Utility Room:** 12'2" x 8'4" (3.71m x 2.55m)
- Entrance Hall:** Includes a staircase (UP) and a WC.
- Storage:** Two storage areas.
- Dimensions:** 8'8" x 8'4" (2.64m x 2.55m) and 8'4" x 7'9" (2.55m x 2.36m) for smaller rooms.

1ST FLOOR:

- Bedroom:** 14'10" x 11'5" (4.53m x 3.47m)
- Bedroom:** 14'3" x 9'5" (4.36m x 2.88m)
- Bedroom:** 17'9" x 10'10" (5.40m x 3.30m)
- Bedroom:** 13'7" x 9'0" (4.15m x 2.73m)
- Bathroom:** Includes a bathtub and toilet.
- Ensuite:** Attached to the top-left bedroom.
- Wardrobe:** Multiple wardrobes in the bedrooms.
- Landing:** Central landing area with stairs (UP and DOWN).

DISCLAIMER:

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix C2026

A map of Cookhill, showing a location marked with an orange pin near Church Ln and Evesham Rd. The map also shows Cladswell Ln, Little Men & Mrs, and the A441 road. The Google logo is in the bottom left, and 'Map data ©2026' is in the bottom right.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		73	79
England & Wales		EU Directive 2002/91/EC	

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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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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