



Wood Bevington Road, Wood Bevington, Alcester, B49 5LX

Guide price £1,000,000

  
**KING**  
HOMES

**\*\* Five Bedrooms \*\* Multiple Reception Rooms \*\* Three Bathrooms \*\* Rural Countryside setting \*\* Double Garage with Loft Room \*\* Perfect Blend of Character and Modern Living \*\*** A substantial and extended five-bedroom home set within a sought-after rural setting in Wood Bevington, enjoying countryside views towards the Ragley Estate and offering approximately 3,303 sq ft of spacious, versatile accommodation arranged over three floors. Blending character features with practical modern living, the property includes multiple reception rooms, a generous kitchen/breakfast room with utility, dedicated study and office space, and a principal suite with dressing room and en-suite. Set behind a substantial driveway with parking for multiple vehicles, the home also benefits from a double garage with steps to a highly flexible loft room above. Occupying a plot of approximately 0.3 acres with mature gardens, patio and lawned areas, this is a superb family home offering space, privacy and adaptability in an attractive countryside setting.



Nestled in the sought-after rural village of Wood Bevington, this delightful and generously extended five-bedroom character home effortlessly blends rustic charm with spacious, versatile, modern living. Boasting a traditional thatched roof over part of the property and a tiled roof over the other, it combines period character with practical design, with the thatched roof replaced in 2019 and fitted with a fire-retardant underlay.

Set along a quiet country lane, the property is approached via a substantial driveway, leading past a good-sized foregarden bordered by mature trees and providing parking for multiple vehicles, which in turn leads directly to the double garage. This creates both convenience and a strong sense of arrival.

Offering approximately 3,303 sq ft of accommodation over three floors, the property is ideal for modern family life, multi-generational living, or those working from home. A welcoming reception hall leads to a ground floor shower room for convenience. The heart of the home is a generous kitchen/breakfast room, perfect for everyday living and entertaining, with direct access to a separate utility room. A formal dining room flows seamlessly into a substantial sitting room, while a quieter guest lounge provides an intimate reception space. A study and separate office add further flexibility, complemented by a cloakroom.

On the first floor, the principal bedroom suite features a dressing room and well-appointed en-suite bathroom, alongside three further bedrooms served by a family bathroom. A large loft room offers excellent potential as a playroom, hobby space, or additional living area. On the second floor, a further bedroom is set apart from the main accommodation, ideal for guests, older children, or a private workspace.

With mains electricity and water connected and heating via an oil-fired central heating system, the home blends period charm with modern practicality.

Set within approximately 0.3 acres of mature gardens, the property provides a private and peaceful environment for outdoor living. A patio and dedicated seating area create ideal spaces for al fresco dining and entertaining, while the

lawned garden is framed by established greenery and mature trees, offering both privacy and a beautiful natural backdrop throughout the seasons.

The double garage provides excellent storage and secure parking, with steps rising to a loft room above. This additional space offers superb flexibility and could be utilised as a home office, studio, hobby room, gym, or additional storage, or other uses subject to any necessary consents — further enhancing the versatility of this already generous home.

### Reception Hall

**Kitchen/Breakfast Room** 26'9" x 13'1" (8.17m x 4.00m)

**Utility Room** 9'10" x 13'5" (3.01m x 4.09m)

**Dining Room** 21'7" x 12'3" (6.58m x 3.74m)

**Sitting Room** 21'1" x 12'10" (6.45m x 3.93m)

**Study** 9'1" x 8'11" (2.77m x 2.73m)

**Guest Lounge** 11'8" x 13'1" (3.58m x 4.01m)

**Office** 5'10" x 6'11" (1.79m x 2.12m)

### Cloak Room

### Shower Room

### Landing

**Master Bedroom** 21'1" x 13'9" (6.45m x 4.21m)

### Dressing Room

**En-suite Bathroom** 7'10" x 10'11" (2.40m x 3.34m)

**Bedroom 2** 14'4" x 10'1" (4.38m x 3.08m)

**Bedroom 3** 9'4" x 19'1" (2.85m x 5.84m)

**Bedroom 4** 10'4"m x 8'5" (3.16mm x 2.57m)

**Bedroom 5** 6'10" x 9'4" (2.10m x 2.86m)

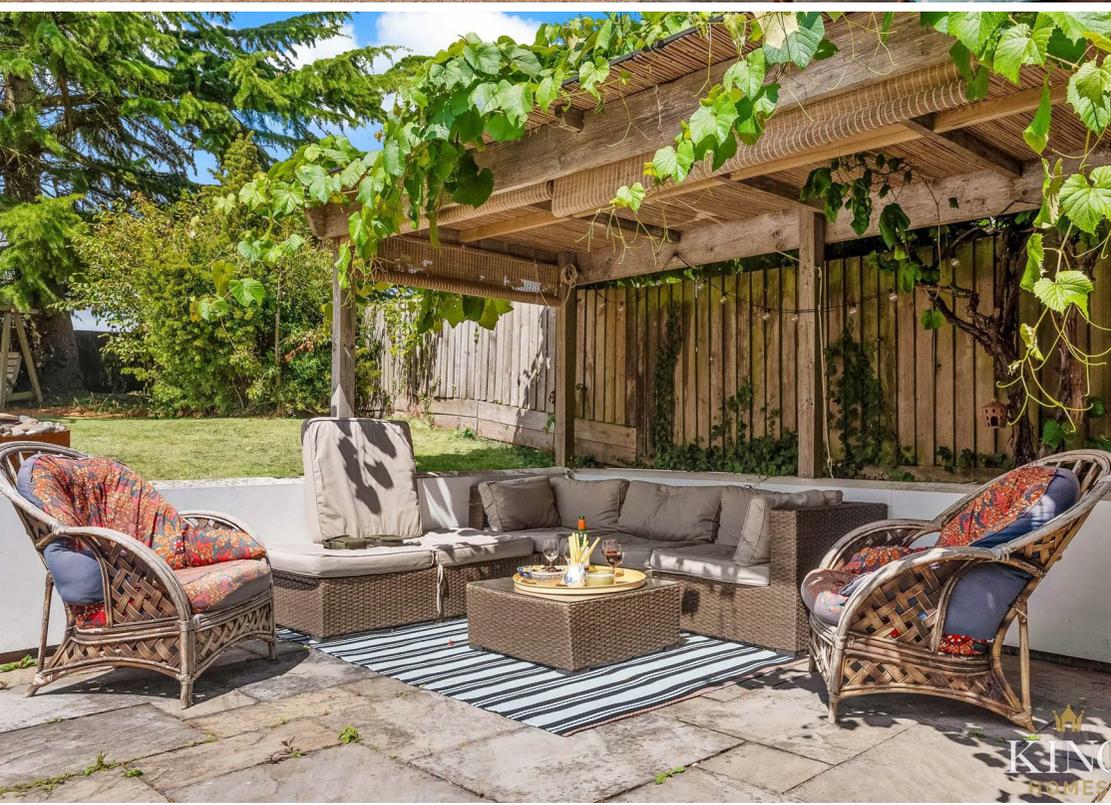
**Bathroom** 8'5" x 7'11" (2.58m x 2.43m)

**Loft Room** 18'6" x 16'4" (5.66m x 5.00m)

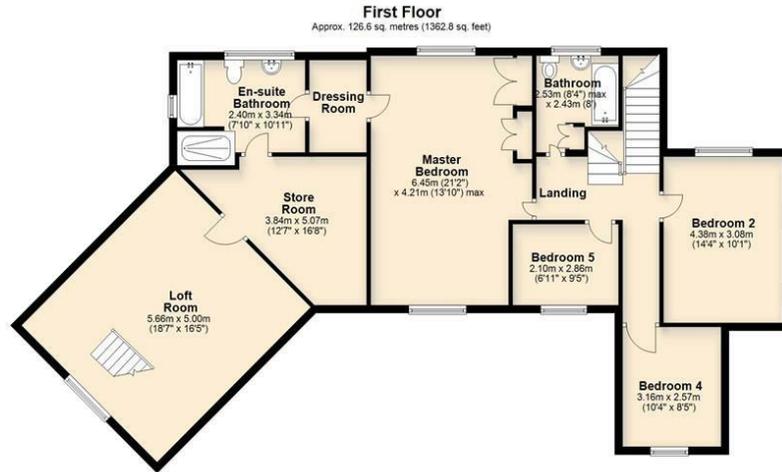
### Store Room

### Garage

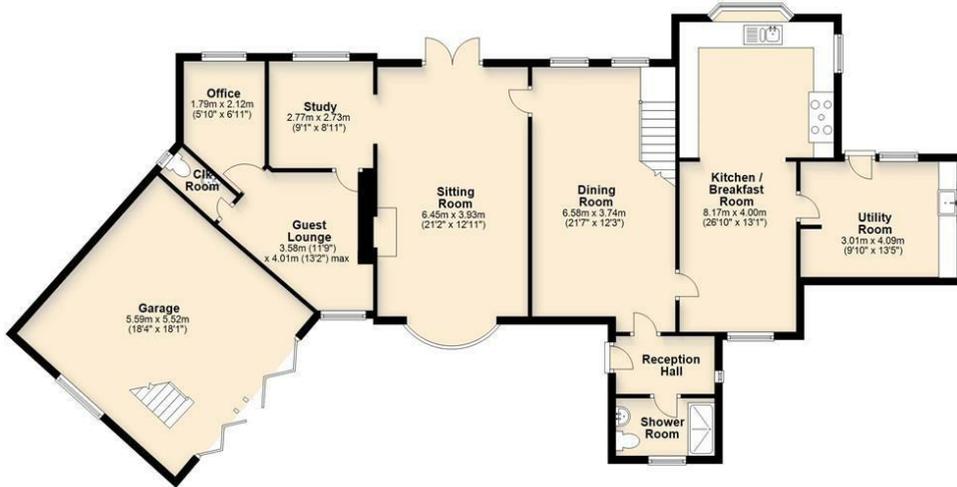
18'5" x 16'7" (5.62m x 5.07m)



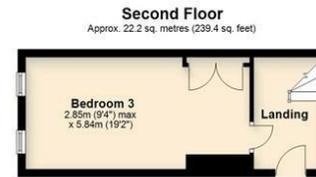




**Ground Floor**  
Approx. 158.1 sq. metres (1701.5 sq. feet)



Total area: approx. 306.9 sq. metres (3303.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>72</b>
			<b>47</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	