



**Knowle Fields, Alcester, B49 5LS**

**Offers over £1,000,000**

**\*\* 4377 sq.ft \*\* VIDEO TOUR AVAILABLE \*\* Substantial Executive Gated Residence \*\* Five Bedrooms, Each with En-Suite \*\* Generous Kitchen Breakfast Room \*\* Three Reception Rooms Each with doors opening to the Wrap Around Gardens \*\* Double Garage \*\* Generous Drive \*\* Surrounded by Countryside \*\* An expansive and beautifully proportioned five-bedroom detached home set within an exclusive setting of just three executive residences. Designed for family life and entertaining, all three principal reception rooms open directly onto the wrap-around gardens, and each of the five bedrooms benefits from its own en-suite. A generous kitchen/breakfast room and a principal suite with dressing area complete the accommodation. Set back from the road behind a gated driveway with parking for several vehicles, the home is surrounded by mature gardens and enjoys its own private orchard, combining space, light, and a lifestyle of tranquillity and charm.**



This substantial and beautifully proportioned five-bedroom detached residence extends to over 4,300 sq. ft., offering versatile living space across two floors, ideal for growing families and those who enjoy entertaining. Situated to the west of Alcester, near the village of Cookhill, the property occupies a generous plot within an exclusive collection of just three executive homes, providing both privacy and a sense of seclusion.

Set back from the road, the home is approached via a long driveway leading to a gated entrance, providing both security and a sense of arrival. The driveway offers parking for multiple vehicles and is bordered by brick walls, adding character and structure to the front of the property. The drive continues directly to the double garage, ensuring convenient and secure access.

The ground floor is centred around a welcoming entrance hall, which leads to the principal reception rooms. To the front, a generously sized sitting room offers a comfortable and inviting space, while the rear living room extends over 23 feet, creating a main reception area flooded with natural light and with double doors opening directly onto the rear garden. The dining room sits conveniently between the living space and kitchen and also features doors to the side garden, making it ideal for both formal occasions and everyday family meals. At the heart of the home, the kitchen/breakfast room provides a generously proportioned space for informal dining and daily family life. Both the kitchen and living areas enjoy easy access to the garden, ensuring a seamless connection between indoor and outdoor living. A separate utility room and WC add practical convenience, with internal access to the integral garage.

Upstairs, the first floor continues to impress with five well-proportioned bedrooms. The principal suite includes a dedicated dressing area and private en-suite, while bedroom two also benefits from an en-suite and bedroom three has an en-suite shower room—ideal for family or guests. Bedrooms four and five are both generous doubles, served by a family bathroom. The layout is thoughtfully arranged around a central landing, offering privacy, separation, and a sense of space throughout.

Outside, the property benefits from beautifully maintained

gardens that wrap around three sides of the home. To the front, a fully enclosed garden features a generous paved terrace that steps down to manicured lawns, bordered by fencing and mature conifer hedgerows, offering both privacy and charm. Along the side, double doors from the dining room open onto another paved terrace, providing a pleasant space for outdoor dining or relaxing. At the rear, doors from the sitting room and living room lead onto a large terrace that flows onto generous lawns, framed by mature hedgerows. Beyond the garden, a gated entrance provides access to your own private orchard, a particularly charming feature for gardening enthusiasts or those seeking a touch of self-sufficiency.

Clever design elements, including high ceilings, large windows, and a light-filled entrance hall, maximise natural light and frame views over the gardens and surrounding rolling countryside. Combining scale, functionality, and elegant proportions, this home is perfectly suited to family living, offering multiple reception areas, extensive bedroom accommodation, and thoughtful additions such as the garage, utility, and flowing garden spaces.

#### Porch

#### Hall

**Kitchen/Breakfast Room** 25'8" x 18'9" (7.84m x 5.72m)

**Utility** 7'6" x 12'1" (2.31m x 3.70m)

**Living Room** 23'3" x 17'5" (7.10m x 5.31m)

**Dining Room** 15'8" x 16'3" (4.78m x 4.96m)

**Sitting Room** 21'7" x 12'7" (6.59m x 3.84m)

#### W.C

#### Landing

**Bedroom 1** 16'9" x 17'9" (5.13m x 5.43m)

**Dressing Area** 7'6" x 8'5" (2.30m x 2.57m)

**En-suite** 7'6" x 6'1" (2.30m x 1.87m )

**Bedroom 2** 17'1" x 18'4" (5.22m x 5.59m)

**En-suite** 5'2" x 7'7" (1.59m x 2.32m)

**Bedroom 3** 21'7" x 6'6" (6.59m x 2.00m)

**En-suite** 6'1" x 8'11" (1.86m x 2.72m)

**Bedroom 4** 17'7" x 12'3" (5.36m x 3.75m)

**En-suite** 8'10" x 5'3" (2.71m x 1.61m)

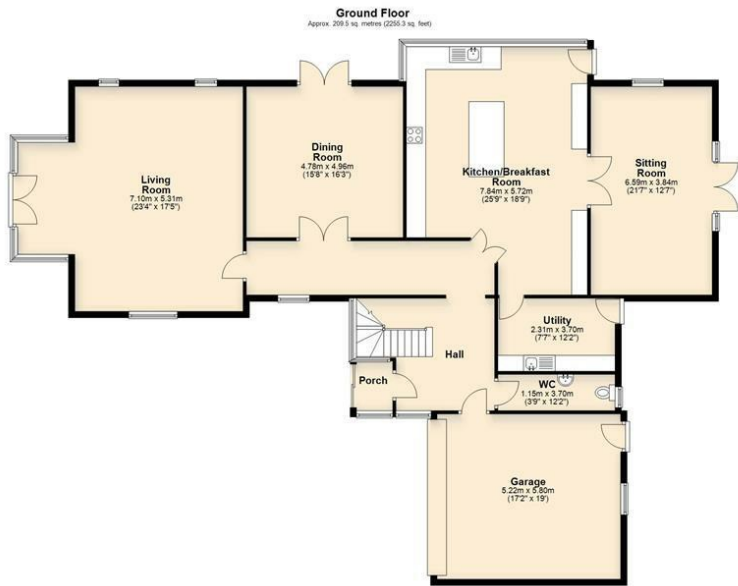
**Bedroom 5** 17'7" x 10'7" (5.36m x 3.23m)

**En-suite** 9'6" x 5'4" (2.91m x 1.63m)

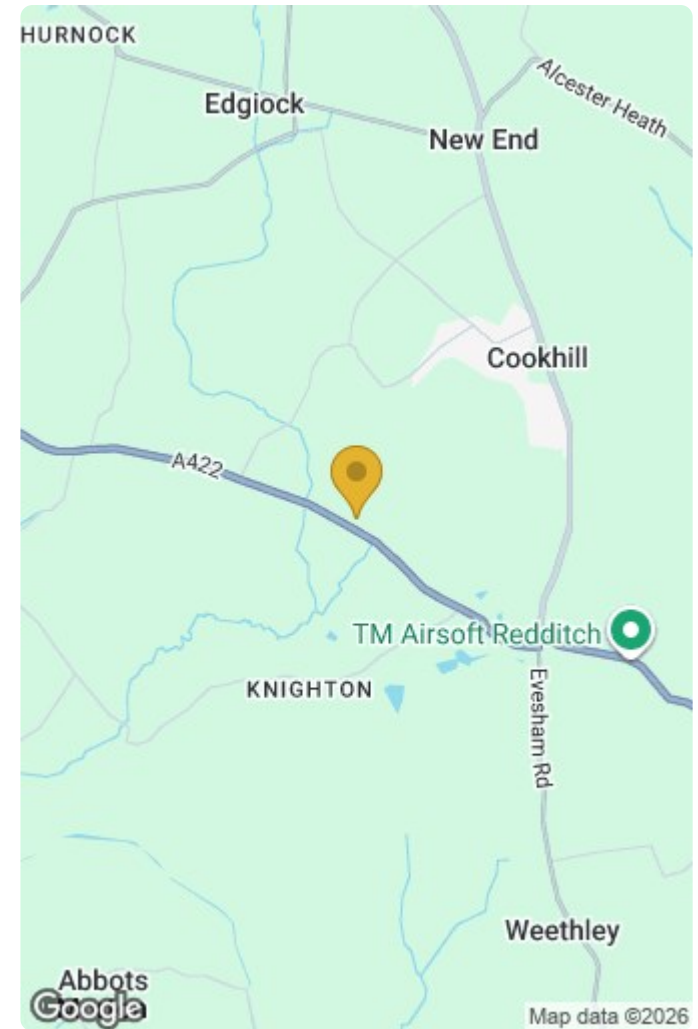
**Garage** 17'1" x 19'0" (5.22m x 5.80m)







Total area: approx. 406.7 sq. metres (4377.6 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	

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	