

Peter Clarke



Rose Cottage, Walcote, Alcester, B49 6LZ

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Approximate Gross Internal Area
 Ground Floor = 87.49 sq m / 942 sq ft
 First Floor = 80.66 sq m / 868 sq ft
 Garage Ground Floor = 29.78 sq m / 321 sq ft
 Garage First Floor = 16.37 sq m / 176 sq ft
 Total Area = 214.3 sq m / 2307 sq ft

Illustration for identification purposes only,
 measurements are approximate, not to scale.



- NO ONWARD CHAIN
- Three reception rooms, kitchen, cloakroom/utility
- Main bedroom with en suite and three further bedrooms
- Recently updated kitchen and shower room
- Generous driveway with EV charging point and double garage
- Very well maintained internally and externally
- Delightful landscaped garden
- Viewing highly recommended



£899,950

NO ONWARD CHAIN. A stunning four bedroom detached village house with a wealth of character features along with sympathetic later additions to provide a deceptively spacious and beautifully presented home. Further benefits include a double depth double width driveway, double garage with superb loft room and a mature landscaped two tiered garden.

ACCOMMODATION

Accessed via the rear garden, a door opens into

ENTRANCE HALL

with ceramic wood effect tiled flooring. Opens into

KITCHEN/BREAKFAST ROOM

refitted in June 2022, with range of matching base units and work top over incorporating sunken double Belfast style sink with work top drainer, AGA double oven, floor to ceiling fitted units with integrated fridge freezer, drinks and crockery cupboards, boiler cupboard. Ceramic wood effect tiled flooring throughout. Opens into a breakfast seating area.

DINING ROOM

with stripped wooden flooring, double doors to patio, full length windows either side. Opens into

REAR SNUG AREA

with window to rear, fitted shelving.

CLOAKROOM

with window to side, work top with space below for washing machine, wash hand basin, wc and tiled flooring.

SITTING ROOM

an original part of the house believed to date back to the seventeenth century, with dual aspect, feature

inglenook fireplace with wood burning stove, understairs storage cupboard, polished flagstone flooring throughout.

FIRST FLOOR LANDING

MAIN BEDROOM

with dual aspect, two sets of fitted wardrobes with cupboards over.

EN SUITE SHOWER ROOM

with opaque window to front, large walk in shower cubicle with rainfall shower head and separate hand held shower head, wash hand basin, wc, heated towel rail, part tiled walls, tiled flooring.

BEDROOM

with window to rear and range of fitted wardrobes.

BEDROOM

with loft hatch, dual aspect, overstairs wardrobe.

BEDROOM

window to rear, two sets of double fitted wardrobes.

SHOWER ROOM

refitted in June 2022 with large walk in shower cubicle with rainfall shower head, wash hand basin, wc, linen cupboard, high level cupboard, chrome heated towel rail, part tiled walls and wood effect ceramic floor tiles.







OUTSIDE

To the front are raised planted stone chipping beds, partly lawned. To the side is a double depth, double width brick paved driveway with EV charging point.

DOUBLE GARAGE

with recently fitted roller doors, pedestrian door to one side, window to other side, internal power and light, wooden work top. Staircase to

LOFT ROOM

with dormer window to front, further window to side, eaves storage cupboards, wood effect flooring, downlighters, power and light.

A gate leads to

REAR GARDEN

a two tier enclosed landscaped garden with a southerly aspect, and having a mix of paved pathways, large paved patio and low walls with steps up to a further garden area which is largely laid to lawn, planted beds, mature shrubs, trees and pond. Timber shed, pergola, log stores, outside double power socket and two separate outside taps. A mix of panelled fence and hedgerow boundaries.

GENERAL INFORMATION

TENURE: The property is understood to be freehold, although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. LPG central heating.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

AGENTS NOTE: The property is in a Conservation Area, however it is not a listed building.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: F. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



Peter Clarke



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