



**Sherwood Acre  
Georges Elm Lane  
Bidford On Avon  
B50 4JR**

**Offers In Excess Of £750,000**

Address: 21 High Street, Alcester, Warwickshire, B49 5AE - Email: [info@earlesgroup.co.uk](mailto:info@earlesgroup.co.uk) - Telephone: 01789 330 915



New to the market and one of the most intriguing and unique properties we have had the pleasure to introduce.

A compact and desirable property, registered as a small holding but with no agricultural tie, Sherwood Acre is quietly tucked away in the Warwickshire countryside but still only minutes from Bidford and Alcester, together with being equidistant to three local schools; Bidford, Dunnington and Temple Grafton.

Situated on approximately 0.78 acres of land, and approached over a long driveway and hidden from the road, the premises offer a fascinating opportunity for a local work/life balance, with a large dwelling house and separate annexe for home/gym/studio. The property also features garaging and outbuildings, providing plenty of storage space for all your needs.



### **Porch**

5'1" x 22'1" (1.55m x 6.73m)

Large porch area having door leading into:

### **Open Plan Kitchen Breakfast Room**

Breakfast Area - 3.27m x 6.13m / 10'8" x 20'1"

Kitchen - 2.62m x 3.35m / 8'7" x 10'11"

Having a range of wall and base units with butcher block work tops over, space for a Range style cooker, ceramic Belfast sink with mixer tap over and ceramic tiled floor. An open archway leading to;

### **Dining Room**

12'0" x 10'11" (3.66m x 3.35m)

Having wood effect laminate flooring, window over looking the garden and double doors leading to;

### **Living Room**

20'11" x 13'8" (6.38m x 4.19m)

Having a multi-fuel stove with brick surround, two windows to the side elevation and double doors leading to the;

### **Conservatory**

10'11" x 13'8" (3.33m x 4.19m)

Being built of timber construction, having heating and double doors leading to the rear garden.

### **WC & Utility Room**

5'8" x 8'7" (1.75m x 2.62m)

Having a range of base units with laminate work tops over, stainless steel sink with mixer tap over and plumbing for a washing machine.

### **Bedroom One**

10'6" x 26'11" (3.21m x 8.22m)

Located on the first floor, a generously sized master bedroom, having dual aspect Velux windows, walk in wardrobe and three piece en-suite shower

### **Bedroom Two**

12'10" x 10'11" (3.93m x 3.33m)

Generously sized double bedroom with window and sliding patio doors.

### **Bedroom Three**

12'9" x 10'11" (3.91m x 3.33m)

Generously sized double bedroom with sliding patio doors.

### **Bedroom Four**

7'9" x 10'4" (2.37m x 3.15m)

Double bedroom with window.

### **Bedroom Five**

9'10" x 7'3" (3.02m x 2.21m)

Generously sized single bedroom with window.

### **Shower Room**

5'6" x 8'0" (1.70m x 2.46m)

A large walk-in shower, WC and hand basin. Ceramic tiles to the floor and walls and window.

### **Family Bathroom**

5'7" x 8'1" (1.71m x 2.47m)

WC, hand basin, bath with shower over, ceramic tiles to the walls and heated towel rail and frosted window.

### **Garage**

29'7" x 17'3" (9.04m x 5.27m)

With power and lighting, having two vehicular access doors, pedestrian door and window to the side

### **Outside**

There are an array of buildings to include a four bay open fronted car port and one five bay, three bay kennel and the most impressive timber constructed annexe.

### **Additional Information**

Services:

Mains drainage, electricity and water are connected to the property. The heating is LPG.

Tenure:

The property is Freehold. Vacant possession will be given upon completion of the sale.

Broadband:

Ultrafast broadband speed is available in the area, with

predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps. For more information visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band E

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

Strictly by prior appointment with Earles (01789 330 915/01564 794 343).

Earles is a Trading Style of 'John Earle & Son LLP' Registered in England. Company No: OC326726 for professional work and 'Earles Residential Ltd' Company No: 13260015 Agency & Lettings. Registered Office: Carleton House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.

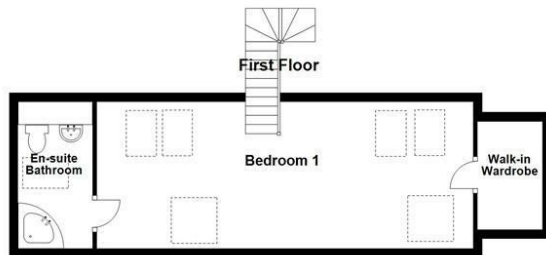












Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 35      | 53        |
| 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) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

