



EARLES
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**Rollswood House,
Croft Lane, Haselor, Alcester, Warwickshire, B49 6NL**

Offers In Excess Of £1,100,000

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

Set within some 2.41 acres, this property sits in a private, elevated position and is surrounded by the rolling fields of the glorious Warwickshire countryside. The accommodation briefly comprises; five bedrooms, two bathrooms, three reception rooms (including study), breakfast kitchen, utility room, and downstairs WC. The property further benefits from extensive wrap-around gardens, double garage, detached brick-built outbuilding, and ample driveway parking.

Rollswood House is situated between the charming villages of Haselor and Temple Grafton, where there are two excellent primary schools, The Blue Boar public house, two parish churches, and a village hall. The property is also well placed for the small Roman town of Alcester, which offers such facilities as shops (including Tesco Express and Waitrose), cafés, restaurants, pubs, post office, doctors' surgery/health centre, and both primary and secondary schools, including a grammar school. It is within easy access of the A46, which, in turn, gives links to the A44, A422 and A435, enabling efficient travel to the Cotswolds, Evesham, Stratford-upon-Avon and Worcester. The property is also well placed for the M5 and M40 motorways, which provide links to Birmingham, Cheltenham and Gloucester. In addition, the nearby railway stations at Evesham and Honeybourne offer regular, direct trains to Worcester, Oxford and London (Paddington).



The property is set back from the road behind steel gates and a gravelled driveway, which provides parking for numerous vehicles. A pair of solid timber doors open into:

Reception Hall

19'0" (max) x 18'0" (5.80m (max) x 5.50m)

Window to the rear, staircase rising to the first floor, and understairs storage cupboard. Door into:



Downstairs WC

5'10" x 5'10" (1.80m x 1.80m)

Obscure window to the side, low level WC, and wash hand basin.

Living Room

20'8" x 20'8" (6.30m x 6.30m)

Windows to the front and side (plus large bow window to the rear), double doors leading to the rear garden, feature fire surround with inset multi-fuel burning stove, and two radiators. Archway into:



Dining Room

11'9" x 11'9" (3.60m x 3.60m)

Windows to the front and side, and radiator.

Study

16'8" x 11'1" (5.10m x 3.40m)

Large bow window to the rear, a range of built-in bookshelves, and radiator.

Breakfast Kitchen

18'4" x 15'5" (5.60m x 4.70m)

Windows to the front and rear, door leading to the rear lobby and rear garden, fitted kitchen with a range of wall, drawer and base units with laminate work surfaces over, inset composite sink with mixer tap and filtered water tap over, electric range-style cooker, tiling to splashback areas, and ceramic tiled flooring. Further door into:



Inner Hallway

Door leading to the double garage. Further door into:

Utility Room

12'9" x 8'6" (3.90m x 2.60m)

Window to the rear, space and plumbing for a washing machine, space for a tumble dryer, and floor mounted oil-fired boiler.

First Floor Landing

Door into:



Bedroom One

18'4" (into dormer) x 12'5" (5.60m (into dormer) x 3.80m)

Windows to the front and rear, and a range of built-in wardrobes. Door into:

Jack-and-Jill En-Suite Bathroom

15'1" (into bay) x 5'10" (4.60m (into bay) x 1.80m)

Window to the rear, 3-piece suite comprising; bathtub with hot-and-cold taps over, low level WC, pedestal wash hand basin with hot-and-cold taps over, built-in storage cupboard, and heated towel rail.

Bedroom Two

12'5" x 11'9" (3.80m x 3.60m)

Window to the front, built-in wardrobe, and vanity unit with inset wash hand basin.

Bedroom Three

8'6" x 8'2" (2.60m x 2.50m)

Window to the rear, and built-in storage cupboard (over bulkhead of the staircase).

Bedroom Four

11'9" x 9'10" (3.60m x 3.00m)

Window to the rear, and built-in wardrobe.

Bedroom Five

9'10" x 7'6" (3.00m x 2.30m)

Window to the rear.

Family Bathroom

10'2" x 5'2" (3.10m x 1.60m)

Window to the front, 3-piece suite comprising; bathtub with mixer tap and shower attachment over, low level WC, and wash hand basin.

Double Garage

16'8" x 16'8" (5.10m x 5.10m)

Electrically operated door to the front, lighting, and power.

Gardens and Grounds

The gardens are a particular feature of the property, being mainly laid-to-lawn, except for the mature orchard, which has an impressive range of fruit trees.

Outbuilding

To the far corner of the plot, there is a detached brick-built outbuilding, which offers a multitude of uses (STPP).



Additional Information

What3words:

///bonus.trooper.twinkling

Services:

Mains electricity is connected to the property, while water is supplied by wells. There is a private drainage system via a septic tank. The heating is via an oil-fired boiler, which is located in the utility room.

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/>. Fibre is already connected to the house.

Tenure:

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

Council Tax:

Stratford-on-Avon District Council - Band G

Fixtures & Fittings:

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

Viewing:

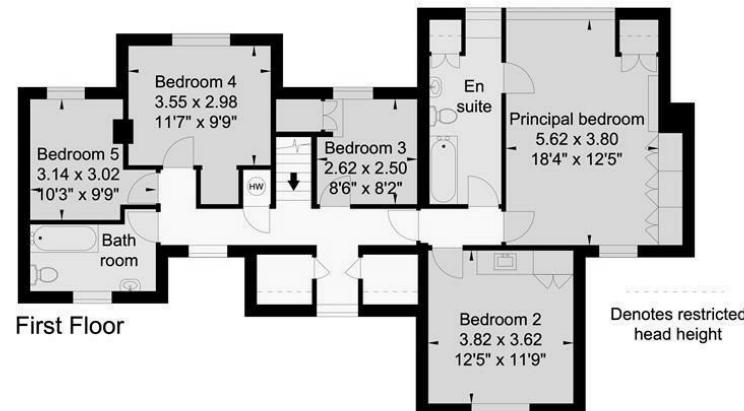
Strictly by prior appointment with Earles (01789 330 915/01564 794 343).

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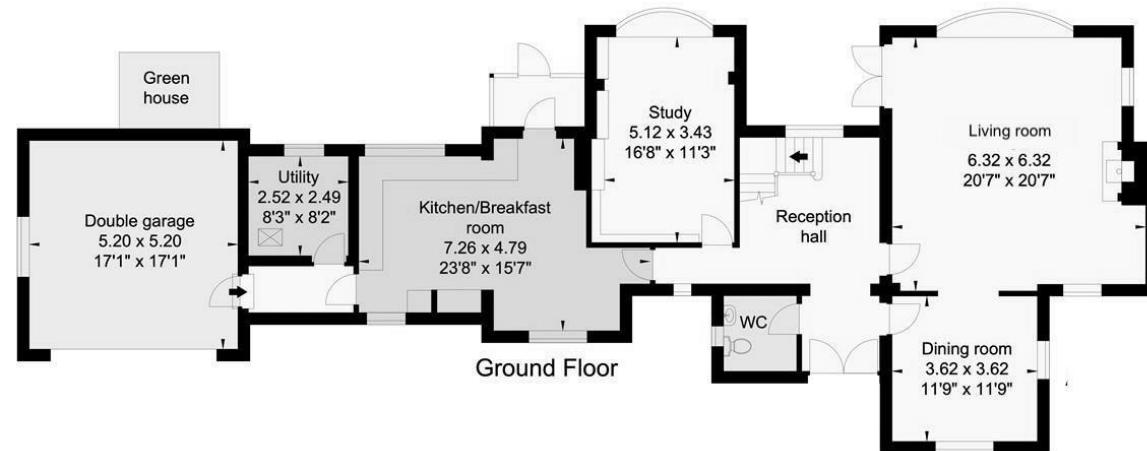








Outbuilding
Not shown in
actual location /
orientation



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		EU Directive 2002/91/EC	
68			
36			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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