



FOR STARTERS



OFFERS IN EXCESS OF
£800,000

MAIN COURSE

Alderminster is a sought after rural village with a local public house, conveniently situated for access into the town centre of Shakespeare's Stratford-upon-Avon. This property set within a generous plot, located in the heart of the village. Being set well back from the road, in an elevated position and nestled within its 1/3 acre of grounds, you really feel as though you are entering your own little oasis.

Approached through a pillared driveway that leads up to the house to a front entrance porch. The porch has plenty of space to drop down shopping bags and kick off your shoes. This leads into a lovely spacious entrance hall, including a handy under stairs cupboard. The ground floor in this home offers tremendous flexibility and would be highly suitable for a variety of needs and one side could easily be converted into a self-contained Annexe. Currently the downstairs living space offers a dual aspect lounge running front to back with an open fireplace, a nice focal point to the room and patio sliding doors leading out to the rear garden allowing plenty of light to flood the room. A separate dining room, downstairs cloakroom, a further sitting room, breakfast kitchen, large utility room/kitchenette great for housing extra appliances, offering plenty of storage and rear access so muddy feet and paws can be attended to after a lovely countryside walk.

The breakfast kitchen is located at the rear of the property making it ideally positioned should one wish to create the ever so desired kitchen/dining/family room in this modern lifestyle.

Upstairs; stair cases rise from both the entrance hall and from the sitting room up to the first floor landing. From the main staircase leading from the hall, straight ahead is a lovely room with a large arched window with views of field Meon Hills in the distance to the front. This would make the perfect study or utilise as a fifth bedroom. The master bedroom is off to the right that runs front to back again a large, lovely bright room having dual aspect windows and a door through to the shower room en-suite. There are a further three bright bedrooms all of which can



accommodate double beds and finally two family bathrooms.

Outside to the front there is a lawned fore garden with mature tree and feature lamppost. The driveway provides ample parking for several vehicles. There is a detached garage with potential to board the pitched roof space which would give extra valuable storage space and a courtesy door leads out to the side. To the rear; the garden is extensive, backing on to open fields behind. Being mainly laid to lawn bordered with mature shrubs and trees and a large block paved patio; the ideal place to entertain guests around a BBQ.

As the property is situated within the middle of the plot and with the kitchen on the rear, it makes this an exciting development opportunity (STPP). There is already plenty of downstairs living space, ideal for a growing family. However, just having the comfort of owning a house that can further extend in any direction is a win-win situation. Don't take our word for it, come and experience this welcoming home for yourself.

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - F



EPC
Band - D



North East



All mains
services
connected.



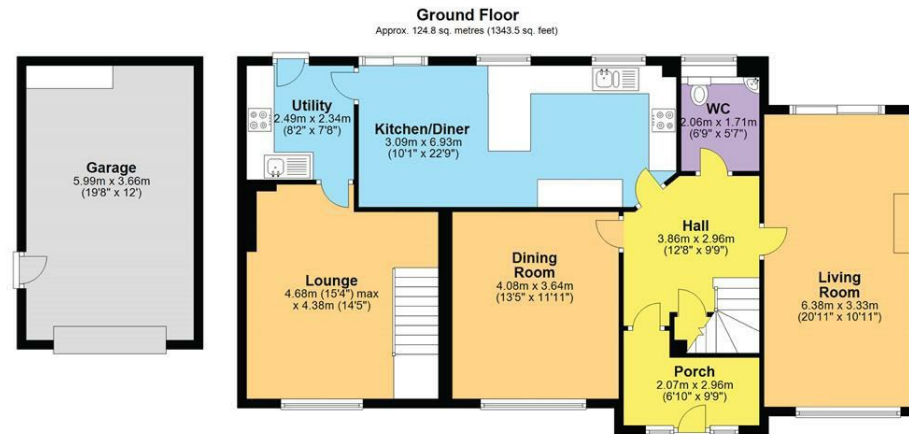
Heating System
Gas



Ettington Primary
School

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A LOOK INSIDE?
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Total area: approx. 223.1 sq. metres (2401.1 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

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