



Park Lane, Great Alne, Alcester, B49 6HS

Guide Price £474,950

Hawkins & Patterson
ESTATE AGENTS



Solihull 0121 705 1515
Henley-in-Arden 01564 795 757



sales@hawkinspatterson.com
www.hawkinspatterson.com



110 High Street, Henley-in-Arden,
Warwickshire, B95 5BS

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The epitome of a Village Cottage tucked away from the main road. Ticking we are sure every box, with superb presentation, flagstone floors, wood burning stove & Oak beams. Surprisingly light for a Cottage, the well proportioned living space needs to be seen to appreciate. With not one but two private gardens, purpose built home office Pod plus large garage & parking for 3 cars . This really is something special and as a bonus there is NO CHAIN. APPROACH

Standing at on the edge of the Village with parking in front of the garage. Canopy over the front door.

SITTING ROOM

Dual aspect room with double glazed windows front & back. Flagstone flooring & ceiling & upright Oak beams. Corner chimney with recessed raised wood burning stove with wooden surround & mantle. Large store cupboard behind housing electric boiler. Fitted shutters.

DINING ROOM

Part of the open plan room with staircase to the rear. Further under stair cupboard. Shuttered double glazed window. Half glazed door into,

BREAKFAST KITCHEN

Tiled flooring. The kitchen has only recently installed with a full range of units in White distressed Oak. Providing cupboards & drawers under quartz worktops with up stands. Recessed one and a quarter bowl sink with carved drainer. Space for Range style cooker. Recess with plumbing for a dishwasher. Wall cupboards with concealed lighting. Larder unit & adjacent integrated fridge freezer. Double glazed windows on two sides. Central breakfast bar with butchers block wood top that is available separately. Further full height cupboard with internal power point. Half glazed stable door into the garden.





UTILITY

Tiled floor & matching units to the kitchen. Also with a quartz worktop with sink carver drainer, up stands & tiling above. Double glazed side window. Plumbing for a washing machine. Pine door into,

WC / CLOAKS CUPBOARD

Recently upgraded with low flush WC below obscure double glazed window. Wall mounted wash basin. Extractor.

UPSTAIRS

Landing with access into the loft. Dipped Pine doors into,

BEDROOM ONE

A dual aspect room with double glazed windows either end. Low level store cupboard.

BATHROOM

with a white suite providing 2teardrop" bath with convex glass shower screen. Dual flush WC. Tiled top vanity unit with freestanding wash basin. Double glazed window.

BEDROOM TWO

The principal bedroom with double glazed side window overlooking the garden. Fitted wardrobes.

DRESSING ROOM

With double glazed rear window.





COTTAGE GARDEN

Totally private with flagstone paving. Low stone And brick raised borders all profusely stocked. Timber store & cupboard. Gate on to shared access path with further gate opening into,

SECOND GARDEN

Also totally private. With granite brick edged lawn. Raised stone borders vegetable bed. Gravel sitting area in front of,

HOME OFFICE POD

Wood clad, insulated home office/studio? Power, lighting & internet. Full width patio doors.

LARGE GARAGE

Also timber clad with a pitched roof for additional storage. Power, lighting & inspection pit for the car enthusiasts Double and side doors.

PARKING FOR 3 VEHICLES

In addition to the parking space in front of the garage that has an EV point there are two further spaces just around the corner.





Approximate Gross Internal Area = 86.66 sq m / 933 sq ft
 Garage = 22.04 sq m / 237 sq ft
 Outbuilding = 8.05 sq m / 92 sq ft
 Total Area = 116.75 sq m / 1262 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.