

Peter Clarke



Kingsway, Park Lane, Great Alne, Alcester, B49 6HS

£410,000



Positioned along a picturesque lane within the highly regarded Warwickshire village of Great Alne, is this charming cottage with a wealth of character features, two enclosed gardens, a timber garage and plenty of parking. The well presented accommodation comprises in brief: sitting/dining room, kitchen, utility, cloakroom, main bedroom with study/bedroom 3 off, second double bedroom.



**GREAT ALNE** is a delightful unspoilt village, lying some 2 to 3 miles to the east of Alcester and is well placed for access to Henley in Arden and Stratford upon Avon. Great Alne has a local village hall and inn, and is surrounded by beautiful countryside, which together with the River Alne, provides delightful rural walks etc. Alcester and Stratford upon Avon provide an excellent range of shopping, schooling and recreational facilities. In addition, the Birmingham International Airport and Railway Station, together with the NEC and motorway links are an approximate 35-40 minutes drive.

**ACCOMMODATION** A timber porchway opens into

**SITTING/DINING ROOM** with two windows to front, two opaque windows to rear, seating area with feature fireplace with internal brick surround and wooden mantle, housing a

wood burning stove, low level corner shelving, storage cupboard with internal light, slatted shelving and Potterton electric boiler. Lattice of wall and ceiling beams and underfloor heating in the seating area. Opens into

**DINING AREA** with space for dining table and chairs, understairs storage cupboard with shelving, flagstone flooring throughout the sitting/dining room.

**KITCHEN** A good sized fitted kitchen with windows to front and rear, door to side and feature ceiling beams. Range of matching wall and base units with working surface over incorporating one and a half bowl ceramic sink with drainer and four ring electric hob with integrated extractor fan hood over, tiled splashbacks, integrated double oven, space for dishwasher, low level fridge and freezer, terracotta tiled flooring. Door to

**UTILITY ROOM** with window to rear, matching wall and base units with working surface over incorporating stainless steel sink with drainer, tiled splashbacks, space for washing machine, terracotta tiled flooring. Door to

**CLOAKROOM** with opaque window to rear, wash hand basin, wc, terracotta tiled flooring.

**FIRST FLOOR LANDING** with loft hatch.

**MAIN BEDROOM** with window to side, fitted double wardrobe with double cupboard over. Opens into

**STUDY/BEDROOM THREE** an inter-linking room accessed via the main bedroom, with window to rear. Currently used as a study.





**BEDROOM** with windows to front and rear, fitted double cupboard, feature wall and ceiling beams.

**BATHROOM** with opaque window to front, P shaped bath with shower over and glass shower screen, wash hand basin in vanity unit with tiled work top and low level cupboards, wc, chrome heated towel rail, high level cupboards with internal slatted shelving, wood effect flooring.

**OUTSIDE** To the **FRONT** rockery planted beds with mature shrubs. Tarmacadamed driveway to the side leading to

**TIMBER FRAMED GARAGE** with double doors and a separate pedestrian door, power and light, internal water tap, rafter roofing, suitable for storage, and inspection pit.

**REAR GARDEN** There are two parts to the garden, a paved courtyard garden with a mix of raised beds, stone chipping beds, enclosed by wall and paneled fence to front and fencing to rear. Gate to shared pathway and leading to the rear part of the garden which is enclosed by timber fencing, largely laid to lawn, raised rockery beds, planted mature shrubs and trees, raised decked sun terrace with a part graveled storage and composting area behind.

Located further along the lane are two allocated private parking spaces with stone chippings.

**GENERAL INFORMATION**

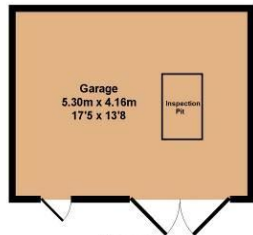
**TENURE** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**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. Electric heating.

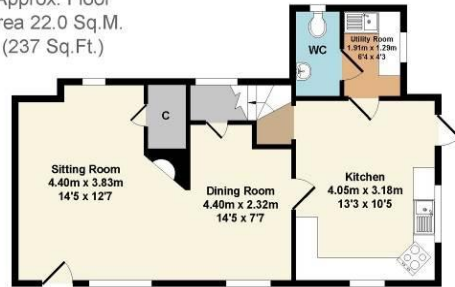


Kingsway, Park Lane, Great Alne  
 Total Approx. Floor Area 110.0 Sq.M. (1184 Sq.Ft.)

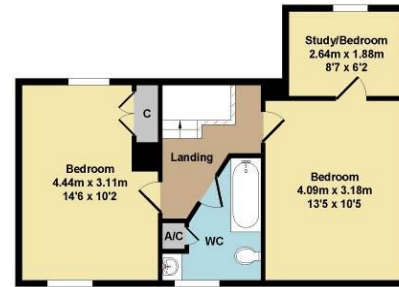
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Garage  
 Approx. Floor Area 22.0 Sq.M. (237 Sq.Ft.)



Ground Floor  
 Approx. Floor Area 45.20 Sq.M. (487 Sq.Ft.)



First Floor  
 Approx. Floor Area 42.80 Sq.M. (461 Sq.Ft.)

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) 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; (ii) 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. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) 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 (v) 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.

**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. There is a shared pathway that runs between the two gardens shared by the neighbouring property.

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

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

**DIRECTIONS:** Proceed out of Stratford upon Avon via Guild Street. Continue straight over at the roundabout onto Birmingham Road heading north out of Stratford upon Avon until you reach the Bishopton roundabout. Go straight over on to the Birmingham Road A3400, continue and then take a left hand turn onto Salters Lane signposted for Aston Cantlow. Continue along Salters Lane turning into White Horse Hill. Proceed to Little Alne, bearing left onto the B4089 signposted towards Great Alne, follow the road entering the village then take the third right hand turn onto Park Lane. Continue and the property will be found on the left hand side.

**VIEWING:** By Prior Appointment with the Selling Agents.

**REGULATED BY RICS**



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Peter Clarke

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