

# Sanders & Sanders

ESTATE AGENTS

## OAK TREE LANE COOKHILL ALCESTER



A deceptively spacious, converted bungalow boasting a most splendid, sizeable, mature garden to the rear. The family sized, and versatile accommodation comprises: Reception hallway, living room with patio doors, separate dining room, kitchen utility room, conservatory, two bedrooms and bathroom on the ground floor. Master bedroom with walk in dressing area, further double bedroom, shower room and generous landing on the first floor. Block paved driveway and garage adapted to incorporate a study/office and store area. Benefiting from gas fired central heating and double glazing. Being situated within a highly desirable area.

### £595,000

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# OAK TREE LANE, COOKHILL, ALCESTER, B49 5LH

## Reception Hallway



## Dining Room

12' 0" (3.66m) x 10' 0" (3.05m) max



## Living Room

15' 1" (4.6m) x 14' 0" (4.27m)



## Kitchen

12' 5" (3.78m) x 9' 9" (2.97m)



**Study**  
10' 3" (3.12m) x 8' 2" (2.49m)



**Downstairs Bedroom Three**  
12' 1" (3.68m) x 11' 2" (3.4m)



**Conservatory**  
11' 9" (3.58m) x 8' 5" (2.57m)



**Bedroom Four**  
10' 3" (3.12m) x 9' 10" (3m)



**Utility Room**  
8' 5" (2.57m) x 7' 7" (2.31m)



**Downstairs Bathroom**



**First Floor Landing**  
20' 0" (6.1m) x 8' 11" (2.72m)



**Bedroom One**  
19' 10" (6.05m) x 15' 2" (4.62m) max



**Dressing Room**  
11' 0" (3.35m) x 4' 9" (1.45m)

**Bedroom Two**  
13' 5" (4.09m) x 10' 6" (3.2m)



**Shower Room**



**Outside**

**Rear Garden**





## Floor Plans



### Ground Floor

Approx. 105.7 sq. metres (1138.0 sq. feet)



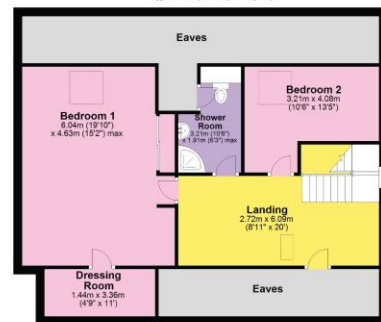
Total area: approx. 174.3 sq. metres (1876.0 sq. feet)

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



### First Floor

Approx. 69.9 sq. metres (749.0 sq. feet)



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# Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## TENURE

We have been informed the property is Freehold: however, you are advised to have this information verified by your legal representative at the earliest opportunity.

## NEED A MORTGAGE?

We can introduce you to a friendly, highly qualified Mortgage Consultant, Martin Bedwin of Stratford Financial Services Ltd for a free no obligation discussion in confidence. Call us today to arrange an initial fee free consultation in branch or at home.

## HAVE A PROPERTY TO SELL?

Sanders & Sanders would be delighted to offer a free market appraisal of your property without obligation.

## Fixtures & Fittings

Please note that the fixtures & fittings shown on the photographs, contained within these property details, do not form part of a fixtures & fittings list. Some items may/may not be included. You are advised to clarify what items are included before entering into any negotiations.