

Sanders & Sanders

ESTATE AGENTS

HIGHFIELDS ALCESTER HEATH ALCESTER (WITH PONY Paddock)



A rare opportunity to acquire a substantial and imposing detached property with pony paddock with independent access to Kings Coughton Lane. In total 1.9 acres, there or thereabouts. Boasting stunning, far reaching countryside views, and offering enormous potential for possible extension/re-development (subject to planning). Comprising five reception rooms, cellar, master bedroom with dressing area and en-suite shower room, further bedroom with en-suite shower room, two further bedrooms, bathroom and WC. Previous stable block and sizeable, detached studio/office with WC, power & lighting. Storage sheds and double garage. Planning permission has also been granted for a sizeable single story outbuilding with multipurpose use.

£895,000

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Highfields, Alcester Heath, Alcester, Warwickshire, B49 5JQ

Sitting Room

20' 2" (6.15m) max x 12' 9" (3.89m) max



Dining Room

14' 2" (4.32m) x 12' 0" (3.66m)



Study

12' 1" (3.68m) x 8' 10" (2.69m)

Living Room

27' 0" (8.23m) x 14' 10" (4.52m)



Kitchen/Breakfast Room

13' 9" (4.19m) x 12' 1" (3.68m)





Cellar
 17' 4" (5.28m) x 11' 7" (3.53m)

First Floor landing

Master Bedroom
 16' 8" (5.08m) x 16' 0" (4.88m)



Dressing Area/Walk in Wardrobe
 8' 1" (2.46m) x 5' 9" (1.75m)

En-Suite Shower room



Bedroom Two
 14' 2" (4.32m) x 12' 0" (3.66m)



Bedroom Three
 12' 9" (3.89m) x 12' 0" (3.66m)



Bedroom Four
 12' 9" (3.89m) x 12' 1" (3.68m)

Bathroom



Outside

Garage
16' 8" (5.08m) x 17' 6" (5.33m)

Utility Room
16' 1" (4.9m) x 6' 6" (1.98m)

Outbuilds

Previous Stable Block

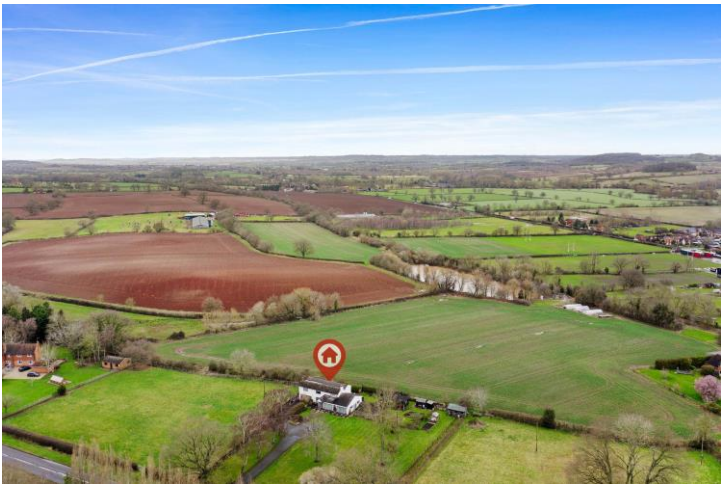


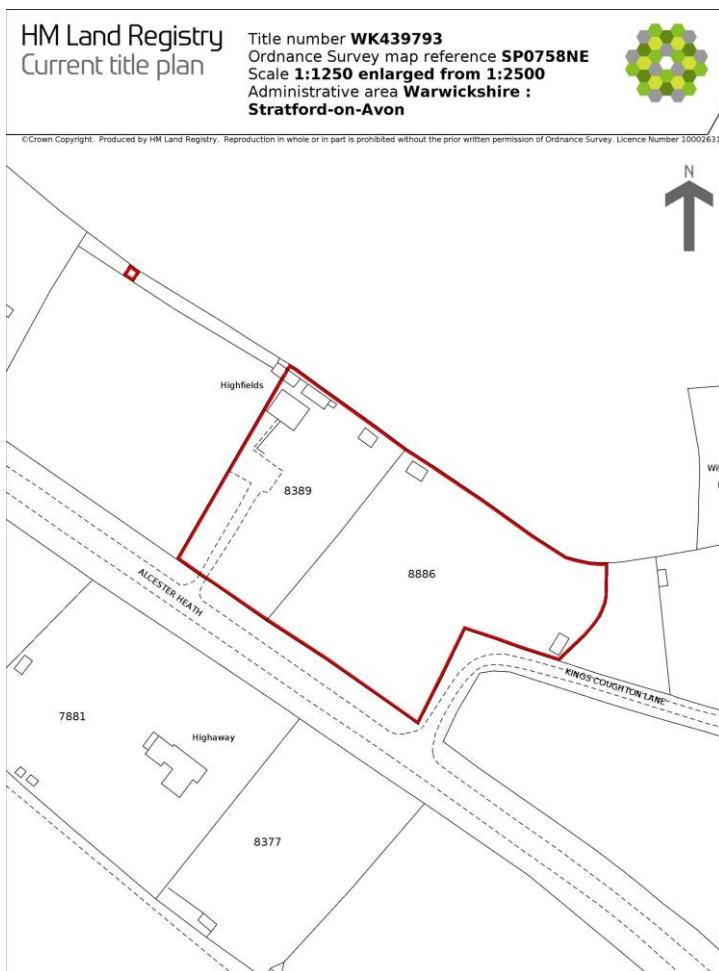
Studio/Office with WC
19' 7" (5.97m) x 11' 8" (3.56m)



Grounds







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.

FLOOR PLANS

These floor plans are for identification purposes only in relation to where one room is situated to another. They are not to be relied upon in any way for dimensions, scaling or sq. ft/metres. We will not be held responsible for any loss incurred, due to reliance on these measurements.



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.

DRAINAGE

The owners are in the process of changing the original septic tank to a new sewage treatment plant system which will be located within the boundary of the property. This system will be tested to EN12566-3 and approved for EA/EPP2 exemption and will be fully compliant with Environment Agency General Binding Regulations

PLANNING PERMISSION

Planning permission has also been granted. The proposal is in respect of a single storey outbuilding for multipurpose uses by the occupants of the principal house known as Highfields.

