# Sanders&Sanders

ESTATE AGENTS

# WINCHCOMBE ROAD ALCESTER WARWICKSHIRE



A sizeable, versatile, and generously proportioned, detached family home, boasting far reaching countryside views to the rear elevation. Offered with no upward chain and having accommodation to include: Traditional reception hallway, living room, dining room, kitchen, downstairs bedroom/study/playroom, downstairs WC, four further bedrooms, office area/bedroom, bathroom, separate WC, fore-garden, garden with splendid views to rear, driveway parking and garage (narrow access to garage).

£450,000

Burton House, High Street, Alcester, Warwickshire, B49 5AB. Tel: 01789 766771 E-mail: alcester@sanders-sanders.co.uk

## Winchcombe Road, Alcester, Warwickshire, B49 6QL

### Hallway



Living Room 16'2" x 12'1" (4.94 x 3.68)



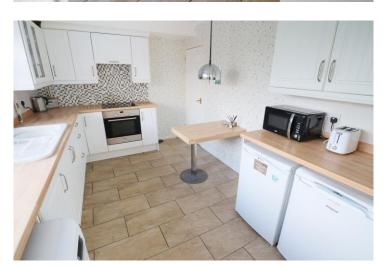


Dining Room 12'8" x 12'1" (3.86 x 3.68)



Kitchen 13'8" x 9'0" (4.17 x 2.74)





## Downstairs Bedroom 5/ Study/Playroom 18'3" x 8'3" (5.57 x 2.52)



Landing



Bedroom One 16'8" x 12'1" (5.08 x 3.69)



Bedroom Two 12'5" x 9'1" (3.78 x 2.78)



Bedroom Three 13'9" x 9'7" (4.18 x 2.91)



Bedroom Four 9'0" x 7'0 (2.75 x 2.14)



Office Area/Additional Bedroom 9'0" x 5'10" (2.74 x 1.78)

#### **Bathroom**



#### Rear Garden



#### Views to Rear





#### Floor Plans & Property Details Disclaimer

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 from the floor plans or measurements from the property details. You are advised to confirm all 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. You are advised to clarify what items are included before entering into any negotiations.