



Wayfield, Haselor, Alcester, Warwickshire



Wayfield, Haselor Warwickshire

Wayfield is a wonderful family home that would benefit from modernisation. The house is situated in the pretty village of Haselor with a good-sized garden and attractive extensive views.

Haselor is a charming unspoilt village with views over the Alne Hills and a beautiful 12th-century church, tennis courts, local bus routes and immediate access to a variety of footpaths. The village is located between Walcote and Aston Cantlow, bounded on the north-east by the River Alne.



Tenure: Freehold

Local authority: Stratford-on-Avon District Council.

Council tax band: G

The village has a tennis court and church, local bus routes and immediate access to a variety of footpaths.

Daily shopping requirements are catered for 2.5 miles away in Alcester, with independent amenities and a Waitrose. There is a more comprehensive range of shopping and leisure facilities in Stratford-upon-Avon which is 6 miles away.

There is an excellent primary school in Haselor and, within reach, there is a range of state and independent schools to meet most requirements, including Warwick Prep School, Warwick School, King's High School and Bromsgrove School. There are additional schools in Alcester and Stratford-upon-Avon, including three grammar schools.

Warwick Parkway station and the M40 provide excellent access to Birmingham, London and the motorway network.

The property

This substantial home is situated in an attractive position. Although it would benefit from some modernisation, the house has a range of accommodation and is ideally suited to family living.

The ground floor has an entrance hall, a triple aspect living room with a feature fireplace, a dining room and a kitchen/breakfast room with doors out to the garden. There is also a cloakroom and utility.

The first floor comprises a dual aspect master bedroom with an en suite shower room and an enviable balcony providing a great space to enjoy the beautiful views. There is a further triple aspect double bedroom again with balcony, two further bedrooms and a family bathroom.





Gardens

Outside the gardens and grounds are a delight with a sizeable fore-garden and gated driveway offering parking for several cars and access into the double garage.

The rear garden is well stocked with mature trees and herbaceous borders. Without a doubt, special mention must go to the enviable and beautiful views that can be enjoyed from this home. Wayfield is in an idyllic position offering the opportunity for one to enjoy the outstanding vista this part of Warwickshire has to offer.





Services

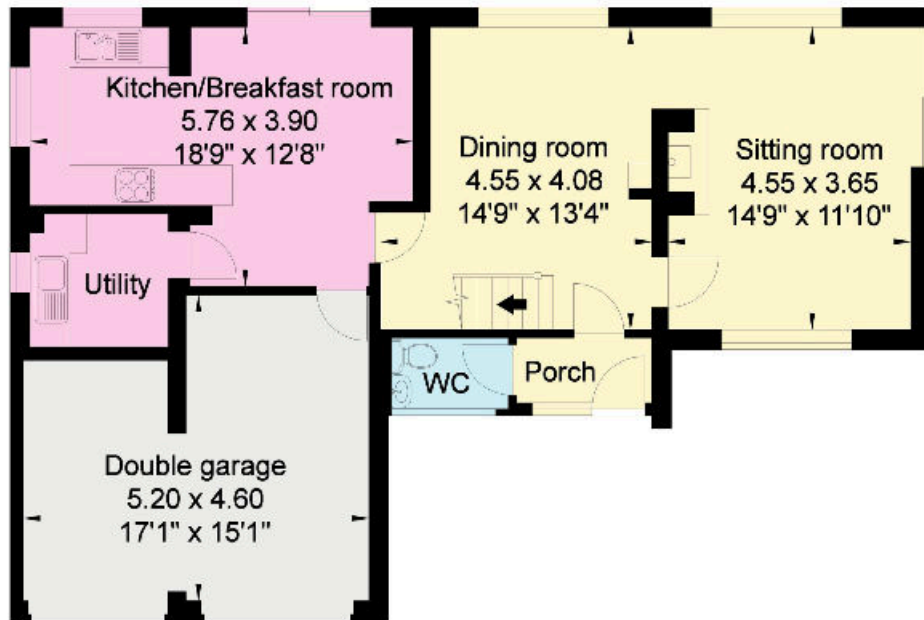
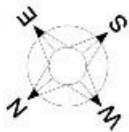
Mains water electricity and drainage are connected to the property.
Oil fired central heating.

Directions (B49 6LU)

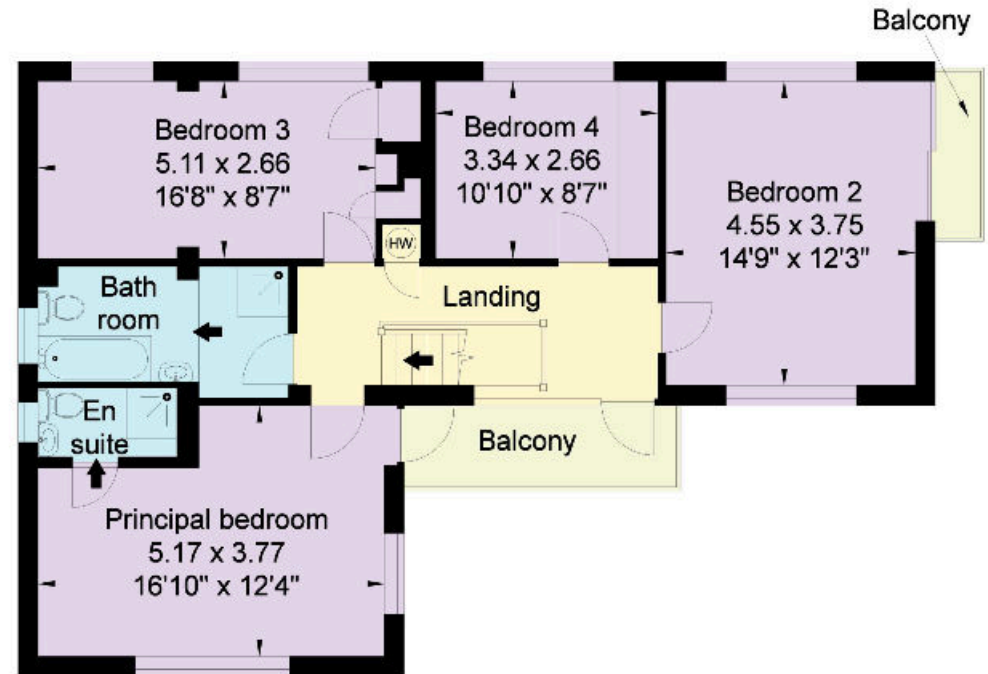
From the M40 (J15), take the A46 for approximately 10 miles then turn right onto Croft Lane signposted Haselor. Continue into and through the village, arriving at the cross roads, take the left hand turning and the property will be on your left hand side immediately after the junior school.







Ground Floor



First Floor

**Approximate Gross Internal Floor Area
168 sq m / 1,809 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2023. Photographs and videos dated 2022 and 2023.

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Date: 17 January 2024
Our reference: BRM012047074

Wayfield, Haselor, Alcester, B49 6LU

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £685,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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