



Flaxhide, Walcote  
Nr Stratford-upon-Avon, Warwickshire

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# Flaxhide, Walcote

## Warwickshire

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Flaxhide is an attractive period conversion, beautifully presented and situated in an idyllic village location and having the benefit of two adjoining paddocks

Flaxhide is situated in the heart of the peaceful hamlet of Walcote, which is conveniently located within easy reach of both Alcester and Stratford-upon-Avon. The hamlet is surrounded by farmland in this picturesque, rural position.

Daily shopping requirements are catered for in Alcester, with a Waitrose and a range of independent shops, and a more comprehensive range of shopping and leisure facilities in Stratford-upon-Avon and Worcester. Further facilities can be found in Warwick, Leamington Spa and Birmingham.



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**Tenure:** Freehold

**Local authority:** Stratford on Avon District Council

**Council tax band:** G





Converted in 1990  
Flaxhide retains  
many original  
features offering a  
range of flexible  
accommodation  
throughout.



There is an excellent primary school in the nearby village of Haselor and further primary schools in Alcester and Stratford-upon-Avon. There are additional schools in the area to meet most requirements, including Warwick Prep, Warwick School and a selection of schools in Alcester and Stratford-upon-Avon, including boys and girls grammar schools.

The M40 provides good access to the motorway network, Birmingham and London. Warwick Parkway Station, and Stratford-upon-Avon stations are within easy reach with both mainline and commuter services. The local village of Wilmcote has a direct service to both London and Birmingham.

## The property

Flaxhide was converted in 1990 and has retained many of its original features, including exposed beams, trusses and flagstone flooring. The accommodation

is ideal for a family and offers a range of flexible accommodation throughout.

One enters the property via a reception hall with stairs rising to the first floor and doors leading to the principal reception rooms. These include an impressive drawing room with a beautiful inglenook fireplace housing a log burner and a dual-aspect sitting/dining room. The kitchen/breakfast room caters well for a family having a range of hand-crafted base and wall-mounted units beneath a granite worktop. Integrated appliances include an AGA, conventional oven, combination microwave oven, five-ring hob, fridge freezer and dishwasher. The kitchen/breakfast room leads through to a utility room.

An attractive family room has a delightful vaulted ceiling, with a double bedroom and bathroom adjoining. This space works well for guests and could present an opportunity to create a potential income by letting this part of the property.

The first floor comprises a galleried landing with plenty of natural light. There is an impressive principal bedroom suite with a dressing room and en suite bathroom. There are three further bedrooms on this level, all of a good size, and two bathrooms, one of which is en suite.

## Gardens and grounds

Flaxhide is accessed via a substantial "in and out" driveway providing parking for several cars and giving access to the double garage with storage above.

To the rear of the house is a beautiful east-facing garden, with a large paved patio area, perfect for entertaining, which overlooks the stunning raised lawn with a variety of well-stocked herbaceous borders and specimen trees.





Beyond the formal gardens are the adjoining paddocks, offering beautiful views over the surrounding countryside. A substantial oak-framed outbuilding comprises a four-bay frontage with an enclosed storage area.

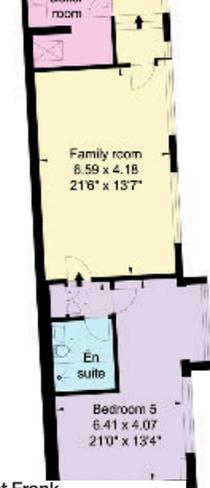
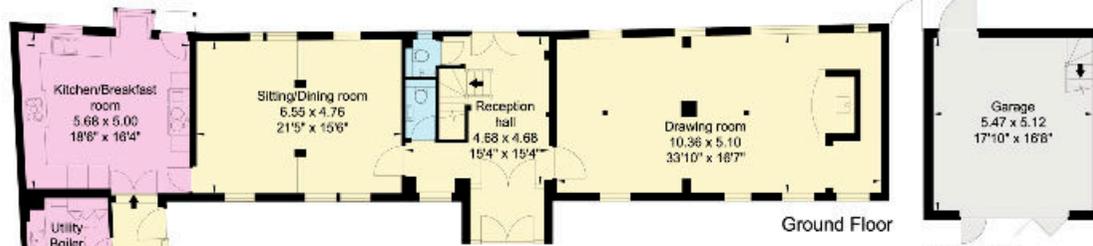
## Services

Mains electricity, water and drainage. Oil-fired central heating.

## Directions (B49 6LY)

On entering the village from Haselor, follow the road as it bends through the village. Flaxhide can be found a short distance along the left-hand side, identified by a Knight Frank for sale board. what3words ///penny.upwardly,glades





**Approximate Gross Internal Floor Area  
400 sq m / 4,307 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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Date: 27 March 2024  
Our reference: STR012246132

## Flaxhide, Walcote, Stratford-upon-Avon, Alcester, B49 6LY

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,695,000.

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



**KNIGHT FRANK LLP**

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