



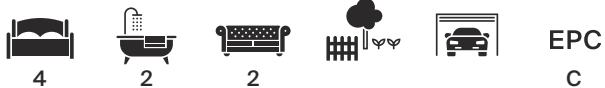
Spinney Cottage, Spernall Lane
Great Alne, Warwickshire

Spinney Cottage

Great Alne, Warwickshire

Great Alne is a popular village with a village hall, public house and parish church. There is a primary school in the village, and a wider range of private grammar and state schools in the area to suit most requirements, including grammar schools in Alcester and Stratford-upon-Avon, The Croft Prep School and Warwick Prep and public schools and King's High School for Girls.

Day-to-day shopping facilities are available in the market town of Alcester, which has a Waitrose store. More comprehensive shopping and leisure facilities, including the historic Royal Shakespeare Company theatres, are available in nearby Stratford-upon-Avon.



Tenure: Freehold

Local authority: Stratford-on-Avon District Council

Council tax band: TBC





The M42, M40 and M5 are readily accessible, providing access to the wider motorway network. There is a commuter train service from Stratford-upon-Avon to Birmingham city centre and a fast train service to London Marylebone from Warwick Parkway, while a bus service runs from the village to Stratford-upon-Avon and Redditch.

Racing is at Stratford-upon-Avon, Warwick and Cheltenham, and there are a range of golf courses in the area. The property's location in the heart of the village offers excellent ride-out opportunities alongside a generous section of the River Alne. It also benefits from private fishing rights.





The property

One enters the property via an entrance hall with stairs to the first floor and doors to all ground-floor rooms. These include a spacious drawing room with a wood-burning stove beneath an attractive wood lintel with doors to the garden. An excellent, well-appointed kitchen diner has a range of contemporary wall and base units beneath a Quartz worktop and integrated appliances, including an eye-height double oven and wine chiller. There is ample space for a dining table with bifold doors opening to the rear garden. The ground floor also has a home office and cloakroom.

The first floor has a principal bedroom suite with an en suite shower room, three further double bedrooms and a family bathroom.

Outside

To the front of the property is a driveway offering parking for several cars and giving access to the garaging. To the rear is a neat, mainly lawned garden with a patio area and fencing to all sides.

Services

Mains electricity, water and drainage are connected to the property.

What Three Words

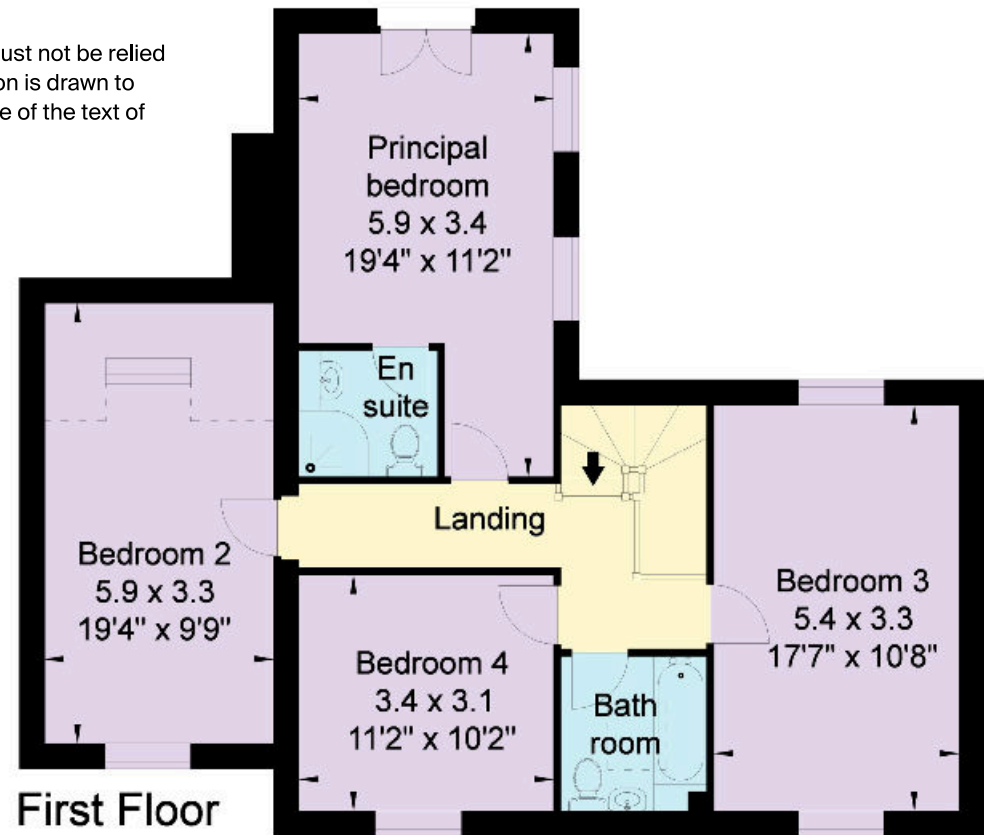
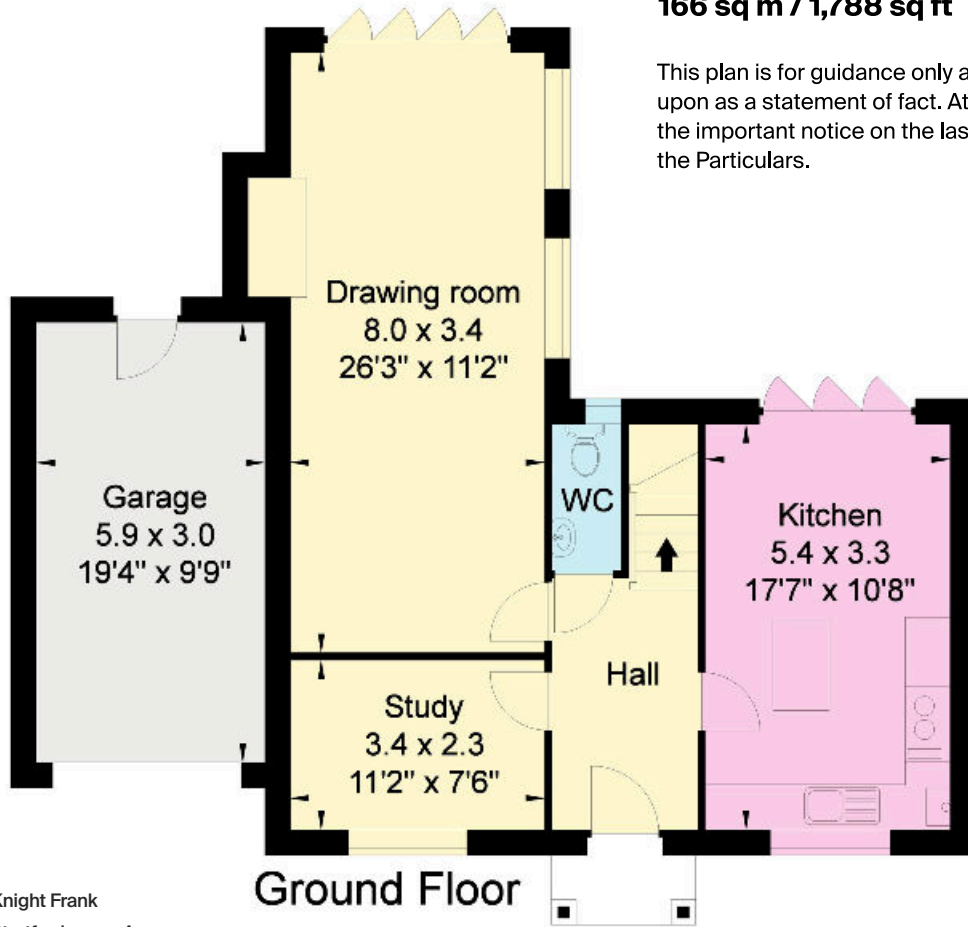
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**Approximate Gross Internal Floor Area
166 sq m / 1,788 sq ft**

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 April 2024. Photographs and videos dated April 2024.
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Date: 17 April 2024
Our reference: STR012294929

Spinney Cottage, School Road, Great Alne, Alcester, B49 6HQ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £600,000.

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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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

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