

# The Spinney, Great Alne, Warwickshire

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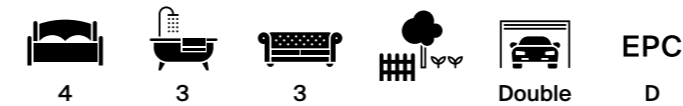




A beautifully presented, four bedroom **detached family home** sat within just over an acre of mature gardens in the heart of this pretty Warwickshire village.

### Distances

Alcester 3 miles, Stratford-upon-Avon 8 miles, M40 (J15) 13 miles, Warwick Parkway Station 13 miles (trains to London Marylebone from 69 mins), Warwick 14 miles, M5 (J6) 18 miles, Birmingham International Airport 19 miles, Cheltenham 31 miles, Henley-in-Arden 7 miles (trains to Birmingham from 45 mins) (All distances and times are approximate)



**Tenure**  
Freehold

**Local Authority**  
Stratford-on-Avon District Council

**Council Tax**  
Band G



## The property

Originally constructed in the 1930's and with later extensions, The Spinney is an attractive, spacious and immaculately presented family home which sits well within its own extensive gardens.

The property's generous accommodation is spread across two floors. To the ground floor, the welcoming entrance hallway provides access to the principal rooms. The kitchen/dining/living space is sure to be the hub of the home and incorporates a contemporary fitted kitchen and high-specification appliances. To one side of the kitchen, there is a cosy sitting area with striking central log burning stove, whilst to the other side, a lovely dining area which features two sets of bi-folding doors which open on to the rear terrace and garden beyond. The relaxing drawing/dining room is the perfect space in which to entertain. It has a bright, dual aspect, French doors to the garden and a feature fireplace. From here, double doors lead into the garden room.

To the first floor, there are four large bedrooms. The principal suite enjoys views over the rear garden and features a spacious dressing area with a range of fitted wardrobes and a contemporary en suite bathroom with a modern white suite, large bath and separate quadrant shower. Bedroom two, a further spacious room, also benefits from en suite facilities with bedrooms three and four, both doubles, sharing a family bathroom.



## Outside

The paved entrance opens out into a large frontage with lawned garden and a gravel driveway, which provides plenty of space for parking and access to the detached double garage. The garage features power, water and light. Steps toward the rear of the garage lead to a spacious room above, which could be a fantastic home office, studio or games room.



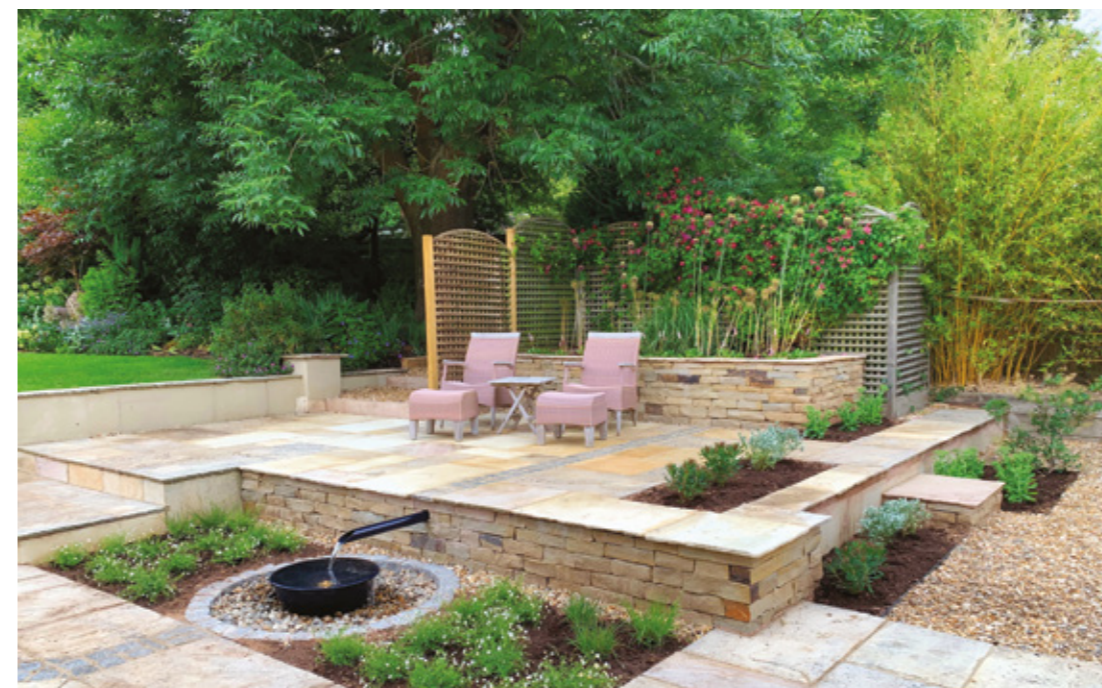
The rear garden is mature and extensive. Beautifully landscaped, the garden has a variety of areas to enjoy. The main terrace lies just off the rear of the house, with access from all of the principal ground-floor reception rooms. The terrace is the ideal space to dine and entertain outdoors, overlooking the wonderful gardens and relaxing to the sound of the nearby water feature.

A further raised terrace offers another area to enjoy whilst there are a range of colourful and herbaceous borders and beds throughout the garden.

Towards the back of the garden, there is a wildflower meadow which looks spectacular in the spring and summer time. A further section of the garden has a small orchard with apple, pear, plum, cherry, quince and crab apple trees and a wildlife pond. For the keen gardener, there is an impressive greenhouse with power, alongside which there is a shed, as well as plenty of space for a kitchen garden.

## Location

Great Alne is a popular village with a village hall, public house and a fine 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.



These include grammar schools in Alcester and Stratford-upon-Avon, The Croft Prep School in Stratford-upon-Avon and the prep and public schools in Warwick and Leamington Spa.

For families looking for a family home and accommodation for dependant relatives, Great Alne Park provides a retirement village close by with restaurant, cinema and events.

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

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, whilst a bus service runs from the village to Stratford-upon-Avon and Redditch.

Racing is at Stratford-upon-Avon, Warwick and Cheltenham, and there is a range of golf courses in the area.

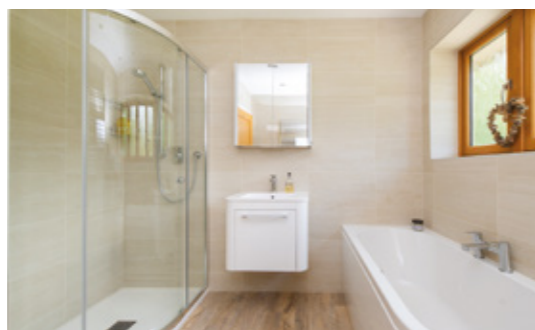
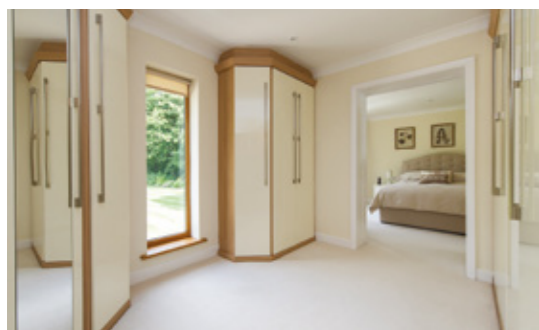
## Property information

**Tenure:** Freehold

**Local Authority:** Stratford-on-Avon District Council

**Council Tax:** Band G

**EPC Rating:** D



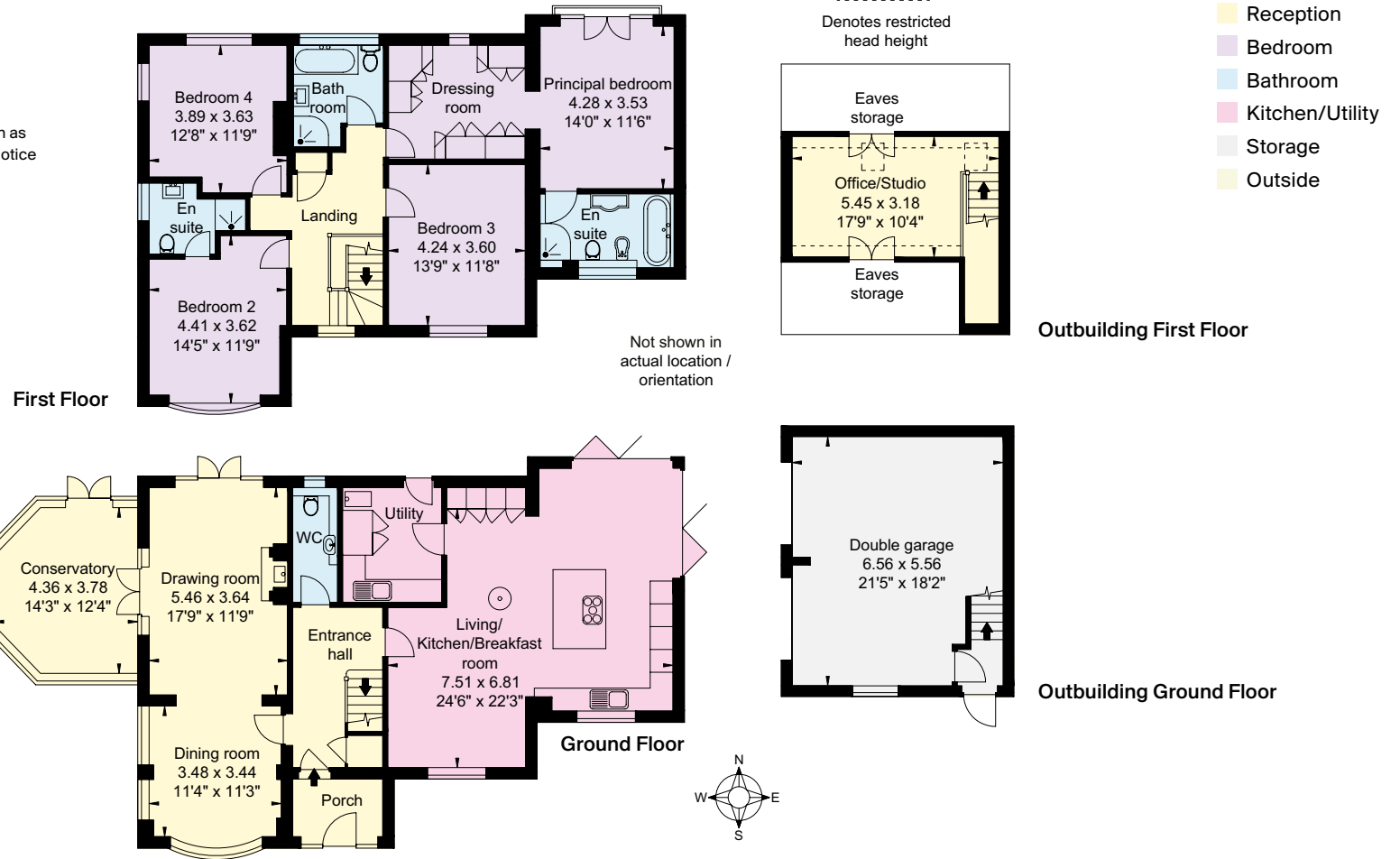
## Approximate Gross Internal Floor Area

House: 231 sq m (2,490 sq ft)

Outbuilding: 54 sq m (582 sq ft)

Total: 285 sq m (3,072 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: 18 January 2024  
Our reference: STR180234

## The Spinney, Henley Road, Great Alne, Alcester, B49 6HX

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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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Yours faithfully



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