



**VAUGHANREYNOLDS**  
ESTATE AGENTS

7 Oak Tree Lane  
Cookhill, Alcester, B49 5LH





## The Property

Nestled in a charming rural village, this beautifully maintained Detached Bungalow offers a perfect blend of comfort and efficiency, featuring central heating and uPVC double glazing. Located in the semi-rural village of Cookhill, it's just a short drive from the market town of Alcester, where you can find all the essential amenities for daily living.

Inside, this impeccably kept home boasts generous living spaces that flow from the central Reception Hall. It features a Living room with dual aspects and a cozy fireplace, an open-plan modern Dining Kitchen equipped with appliances, and a remarkable Garden room that overlooks and opens up to the gardens. There are also two spacious double Bedrooms, one of which includes fitted wardrobes, and a contemporary Shower room.

The property is set on expansive grounds, complete with a gated entrance that provides parking for multiple vehicles and access to the Garage. At the back, you'll find a beautifully landscaped Garden adorned with mature trees, plants, and shrubs, including a striking pergola draped with wisteria, along with a practical Shed, Greenhouse, and Vegetable patch.







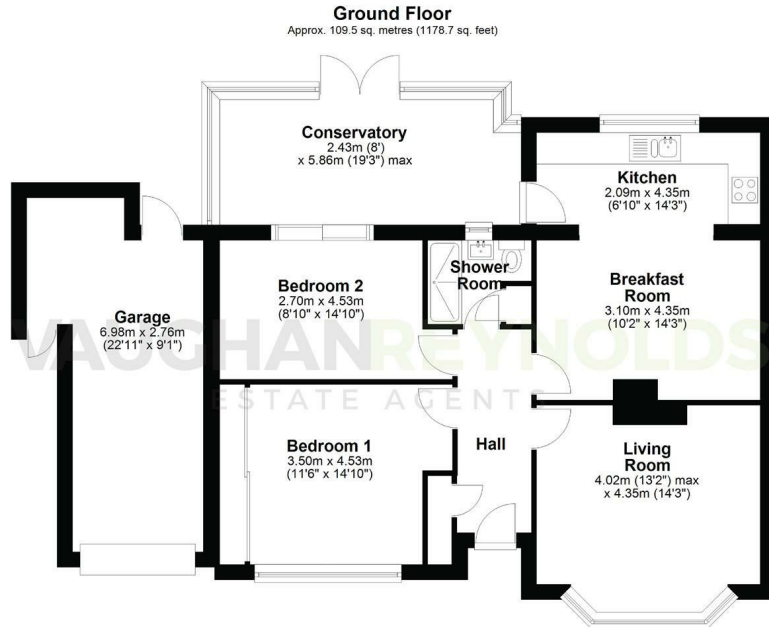
## Location

Cookhill is located along the A441 in an elevated position on the Warwickshire/Worcestershire borders between Evesham and Redditch, and close to the old market town of Alcester. Cookhill is therefore well placed for Alcester town centre, with its varied schooling, shopping and recreational facilities, and the attractive Worcestershire villages of Feckenham and Inkberrow are close by as is the historic Ragley Hall Estate, the larger towns of Stratford upon Avon, Evesham, Worcester and Redditch are also within easy driving distance

Alcester has grown in both size and popularity over recent years and now offers excellent facilities for shopping, schooling (Alcester Grammar School), recreation etc. Whilst retaining the character of the town centre, which has many fine historic buildings, and excellent family houses have been provided within a mile of the town centre. A further benefit is the proximity to other important Midland centres such as Birmingham, Redditch, Worcester, Evesham and Stratford upon Avon.



## GENERAL INFORMATION



Total area: approx. 109.5 sq. metres (1178.7 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Wychavon, Council Tax Band E

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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