

VAUGHANREYNOLDS
ESTATE AGENTS

FLAXHIDE
Walcote, Alcester

About us

We are a dynamic independent agency with an excellent established reputation, selling property for clients in Stratford-upon-Avon and surrounding villages.

The directors Peter Vaughan, Ginny Vaughan and Matt Reynolds have many years' experience collectively and are well placed to advise clients on all property matters from the sale of residential property, advice on planning and development and marketing of New Homes.

We are very proud of our fabulous sale team who work hard to forge the personal contact and trust which is so important to helping our clients through the process.

In addition to great people, we believe in great marketing and in a very flexible approach to new initiatives, including video tours, social media coverage and high quality photography provided by a full-time member of our team. We also work hard with our colleagues at our Mayfair office to ensure the broadest possible national and international coverage.

We would love to advise you on what we can do to help with your property transaction so please get in touch.



Peter Vaughan
Director



Ginny Vaughan
Director



Matt Reynolds
Director



FLAXHIDE

Walcote, Alcester, B49 6LY

Flaxhide is located in the heart of Walcote, a pretty, unspoiled village located on the borders of Stratford-upon-Avon and Alcester, ideally positioned to take advantage of the countless rural pursuits and wider amenities at hand.

Originally converted in the early 1990's, the property has since been thoughtfully modernised by the current owners and altered to increase the space and versatility of accommodation, together with later additions of a recently constructed detached garage and oak framed ancillary building. In all the property extends to approximately 4,232 sq ft and affords a highly versatile layout, ideal for growing families, or possibly a multi-generational family with a dependent relative requiring separate ground floor living accommodation.

Set within 2.6 acres of gardens and paddocks, the property also enjoys a separate, vehicular access to rear, leading into two enclosed paddocks, providing ample space for those wishing to indulge their equestrian interests, or simply embrace rural living within their own extensive grounds.



3



5



4



2.6 acres

Set back from the lane, beyond an in-and-out driveway with feature raised beds to side and mature frontage, this attractive period home sits well within its plot and exudes a dominant presence on approach. Entering the property via an enclosed porch, you are greeted by a welcoming reception hall with flagstone flooring and oak doors throughout, dual aspect windows and stairs rising to the upper floor. There are 'his and hers' WC's and latch and brace doors leading off to the other rooms.

The principal reception room is expansive and provides the perfect space for families to gather.

There are two dedicated seating zones, one centred around an impressive inglenook fireplace with flagstone hearth and inset log burner. There are exposed beams throughout and dual aspect windows, flooding the room with natural light. The formal dining room also benefits from two zones, one for formal dining and another as an occasional snug or breakfast area.

An interlinking door then leads through to the bespoke kitchen/breakfast room. This space is well equipped with a comprehensive range of hand-crafted storage units and door fronts, complemented by thick granite worksurfaces, double Belfast sink and a dual module AGA.



Additional appliances include a conventional oven, combination microwave oven, 5 ring hob, extractor, fridge, freezer and dishwasher. From here, you step down to the inner lobby, with additional access to the front of the building and door off to a useful utility/laundry room.

The family room is an equally impressive space, enhanced by tall vaulted ceilings and exposed beams. This multi-purpose room affords several potential uses and interlinks via a discreet door to a brand new addition of a lounge area, bedroom and large en-suite shower room. Combined, this creates the perfect space for a dependent relative or luxury home working space.

To the first floor, an open galleried landing with seating area enjoys exposed beams and a string of windows to front allowing ample light to fill the walkway. There are four double bedrooms, each with views to rear towards the gardens and fields beyond.

The master bedroom notably boasts a walk-in dressing room with storage and stylish en-suite bath and shower room. The principal bathroom has a feature freestanding roll top bath and separate shower.

Externally, the property sits comfortably within its plot and enjoys a sunny due east oriented rear garden which has been beautifully landscaped to provide a large, paved patio, ideal for entertaining, overlooking an expanse of raised lawn with mature planted borders and central steps further leading upwards and through to the first paddock. This space is laid to grass and is accompanied by a large, high quality oak framed outbuilding, comprising a four - bay frontage, one is enclosed for tractor storage, and the remaining three are open providing space for a party barn, various hobbies or further general storage. Continuing through to the second paddock, you are diverted by the breath-taking views to side, over the adjoining countryside and beyond.





Location

Mixed hedging to the southern boundary provides a level of seclusion and privacy and a private driveway/track enters to the lower field that can be accessed via Mill Lane. In all, the plot extends to approximately 2.6 acres and could appeal to a buyer with equestrian interests or those wishing to keep hobby livestock.

To the front of the property, there is a newly constructed, oversized detached double garage with room above, providing secure parking and additional storage space or potential ancillary accommodation STP.

Walcote is a small village in Warwickshire, lying just one mile south of the Ancient Roman market town of Alcester. Alcester has grown in both size and popularity in recent years, offering excellent shopping, recreational facilities and good schools, including Alcester Grammar School, and being surrounded by delightful Warwickshire countryside. Both Alcester town and nearby Stratford upon Avon fully retain their original character, with many fine historic buildings and places to visit. A further benefit is the proximity to other Midland centres such as Birmingham, Worcester, Evesham and Warwick, further expanding on the countless amenities available.



Ground Floor

Porch & Reception Hallway

Two WC's & Cloaks

Generous Sitting Room
(4.98m x 10.48m)

Large Dining Room
(4.98m x 6.66m)

Family Room
(6.50m x 4.15m)

Breakfast Kitchen
(4.98m x 5.56m)

Laundry Room

Guest Bedroom with Lounge Area
(6.41m x 4.09m)

En Suite Shower Room

First Floor

Master Bedroom
(4.98m x 4.46m)
Dressing Room & En Suite

Bedroom Two
(4.25m x 3.23m)
En Suite

Bedroom 3
(3.75m x 3.23m)

Bedroom 4
(3.75m x 2.70m)

Family Bathroom

Detached Double Garage
(4.82m x 5.11m)





GENERAL INFORMATION

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: Mains electric, water and drainage are understood to be connected to the property. Heating is oil fired. LPG for hob.

Local Authority: Stratford-upon-Avon District Council. Tax Band G.

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. To complete our quality service, VaughanReynolds is pleased to offer the following:-

Free Valuation: Please contact the office on **01789 292659** to make an appointment.

VaughanReynolds Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to www.vaughanreynolds.co.uk.

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VAUGHANREYNOLDS
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10 Union Street, Stratford upon Avon CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk