



Church Lane, Cookhill, Alcester B49 5JS

Offers Over £925,000

arden
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Well House is one of four uniquely crafted, executive homes, each set behind its own gated entrance, ensuring privacy and exclusivity and enjoying an outlook over uninterrupted countryside views, situated in the sought after location of Cookhill in Alcester. The property itself offers over approximately 2930sq. ft. of contemporary living space, meticulously finished to an exceptionally high standard.





Garage

6.08m x 5.74m (19'11" x 18'9")

Lounge

6.2m x 4.74m (20'4" x 15'6") max

This property presents a vast array of flexible and exquisite living areas, beginning with a welcoming entrance hall that features a staircase to the first floor, a convenient guest WC, and ample built-in storage. The ground floor offers a large lounge, distinguished by a feature gas log burner fireplace and windows on two sides, creating a cosy and inviting space. Additionally, there is a snug/office, perfect for quiet study or work, benefiting from a window that faces the front of the home.

Study

4.53m x 2.59m (14'10" x 8'5")

At the heart of this residence is the impressively appointed open plan kitchen/ diner/family room, designed with a variety of wall and base cabinetry, a central island for gatherings, and fully integrated appliances for a seamless look and function. This area provides access to a separate utility room for additional convenience. The family and dining area is a true highlight, boasting spectacular views of the countryside through floor-to-ceiling windows and bi-folding doors, merging indoor comfort with the beauty of nature seamlessly.





WC

1.61m x 1.35m (5'3" x 4'5")

An elegant oak and glass staircase rises to the first-floor gallery landing, introducing a generously sized master bedroom with a rear-facing window and built-in wardrobes. This master suite is further enhanced by a spacious en-suite, equipped with a luxurious freestanding bath, a shower enclosure, a washbasin, and a WC. The second bedroom mirrors this thoughtful design with its own built-in wardrobes and access to a Jack & Jill style en-suite bathroom, featuring a freestanding bath, a shower enclosure, a washbasin, and a WC, which can also be entered from the landing.

Kitchen/Diner/Family Room

12.36m x 4.98m (40'6" x 16'4") max

The first floor continues to impress with three additional, well-sized bedrooms, each boasting built-in wardrobes for ample storage. Bedroom three benefits from an exclusive en-suite shower room, adding a layer of privacy and convenience. Central to these accommodations is a spacious landing that opens up to a mezzanine gallery, providing breath-taking views of the scenery to the rear.

Set behind a private gated driveway, this property features ample parking space suitable for several vehicles and provides access to a detached double garage. The rear garden is a testament to thoughtful landscaping, featuring a paved patio and distinct seating areas designed for entertainment and relaxation. A meticulously



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For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

For more information on this house or to arrange a viewing please call the office on:

01527 540 654

Alternatively, you can scan the QR to view all of the details of this property online.

