



Old Rectory

OLD RECTORY LANE
ALVECHURCH

£1,195,000



Eight Bedroom Grade II Listed Residence

Description.

A rare opportunity to purchase a truly unique, quintessentially British period property requiring renovation throughout but with fantastic potential.

Originally dating back to the 15th Century, the Grade II listed 'Old Rectory' boasts extensive accommodation of approximately 5,172 sq. ft including four generous reception rooms, open plan kitchen/diner with AGA, eight bedrooms, three en suites and two bathrooms. The residence occupies an idyllic position surrounded by its own incredible 10.4 acre grounds (not measured) enjoying vast woodland, tennis court, swimming pool (requiring restoration), two double garages and river channel.

The internal accommodation has a practical and versatile layout with all rooms enjoying delightful views. The 'Old Rectory' offers enormous flexibility over 5,172 sq ft (approx.) making the entire residence suitable for a growing or extended family, running a business from home and for socialising and entertaining on a grand scale.

The ground floor accommodation comprises: Central entrance hall, guest cloakroom, four grand reception rooms (three with open fireplaces), sizeable kitchen/dining room with AGA, walk in pantry and laundry room. The cellar is accessed via the north easterly hall.

The first floor features eight spacious bedrooms (three with en suite shower rooms and two with a vanity basin and shower cubicle) three additional bedrooms and two house bathrooms.

The 'Old Rectory' is approached at the front via a horseshoe driveway with turning circle and access to a double garage. The extensive 10.4 acre plot (not measured) is predominately vast woodland but also enjoys a south facing formal lawn directly behind the property, tennis court, swimming pool (requiring restoration) and bridge passing over the River Arrow channel. There is also an outbuilding which houses the boiler. A rear driveway from Old Rectory Lane leads to a second double garage and area of hard standing.

Services: All mains services.



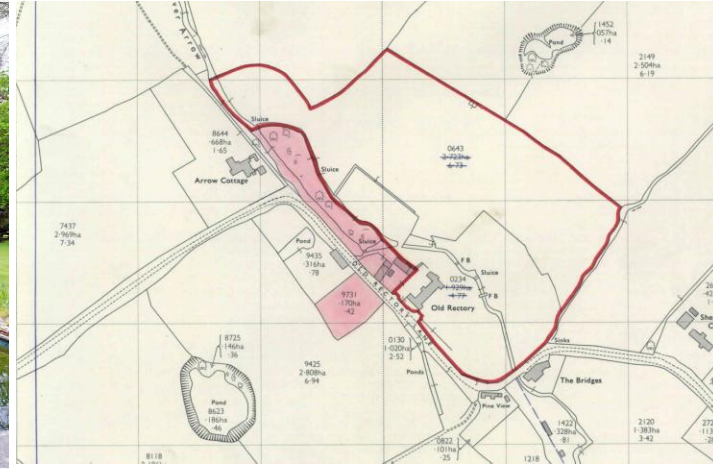
Location: The property is located approximately 1/2 a mile from central Alvechurch and is also conveniently located for Sandhills Nursery, Crown Meadow First School, Alvechurch C of E Middle School as well as shopping and eating facilities within the village itself. The M42 (Junction 2) is easily accessible and Alvechurch railway station lies approximately 0.4 miles away. Also nearby are the facilities offered by both Barnt Green village (2.0 miles), Redditch (4.5 miles), Bromsgrove (5.6 miles) and Birmingham (12 miles).

Room Dimensions

- Drawing Room: 15' 10" x 30' 5" (4.84m x 9.28m)
- Sitting Room: 14' 4" x 15' 4" (4.38m x 4.68m)
- Living Room: 17' 1" x 15' 5" (5.22m x 4.72m)
- Office: 15' 8" x 14' 10" (4.79m x 4.54m)
- Kitchen/Diner: 25' 4" (max) x 17' 9" (max) (7.74m x 5.43m)
- Laundry Room: 10' 0" x 10' 11" (3.06m x 3.34m)
- Cellar: 9' 9" x 15' 7" (2.98m x 4.77m)
- Double Garage: 20' 2" x 15' 8" (6.15m x 4.80m)
- Double Garage: 14' 10" x 22' 1" (4.54m x 6.75m)

Stairs To First Floor Landing

- Bedroom One: 15' 2" x 15' 8" (4.63m x 4.80m)
- En Suite: 6' 5" x 4' 6" (1.96m x 1.39m)
- Bedroom Two: 16' 2" x 15' 6" (4.95m x 4.73m)
- En Suite: 7' 4" x 4' 9" (2.25m x 1.47m)
- Bedroom Three: 15' 7" x 15' 10" (max) (4.75m x 4.83m)
- En Suite: 8' 11" x 4' 0" (2.74m x 1.23m)
- Bedroom Four: 15' 5" x 15' 2" (4.72m x 4.64m)
- Bedroom Five: 16' 1" x 14' 2" (max) (4.92m x 4.34m)
- Bedroom Six: 16' 11" x 10' 10" (5.17m x 3.32m)
- Bathroom: 9' 9" x 7' 3" (2.99m x 2.22m)
- Bedroom Seven: 12' 11" x 15' 7" (3.96m x 4.76m)
- Bedroom Eight: 8' 10" x 9' 10" (max) (2.71m x 3.01m)
- Bathroom: 7' 0" x 10' 7" (2.15m x 3.23m)



Ground Floor



First Floor



Total Approximate Area (Excluding Outbuildings): 480.5 sq. m (5,172.05 sq. ft)

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.

EPC: Exempt (Grade II Listed)

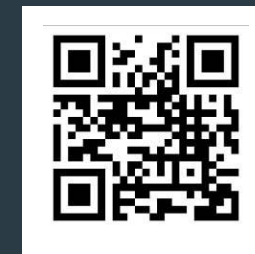
COUNCIL TAX BAND: H

TENURE: Freehold

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

0121 447 8300

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



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