



**Cleeve Road, Alcester, B50 4NS**

**Offers over £600,000**

**KING**  
HOMES



**\*Watch The Video Tour & The 360 Virtual Tour\*** King Homes are Delighted to offer for sale, this stunning, newly constructed and spacious four bedroom detached family home, in a picturesque setting, with open countryside views, over the Warwickshire Countryside. Ideally situated on the outskirts of the desirable Hamlet of Marcliff, 'Field View' offers flexible living and offers in brief:- reception, hallway, bay fronted lounge, dining room, bay fronted study, large conservatory, kitchen breakfast room, separate utility, downstairs W.C. four bedrooms, two en-suites, four piece family bathroom, detached double garage, front garden with gated driveway and parking for six Plus vehicles, generous rear garden, double glazing throughout, gas fired central heating. **\*NO CHAIN\***

The property is set in a charming rural location, with open countryside field views of greenland and is classified as a Hamlet, so you will not get anymore traditionally English than this. William Shakespeare's Stratford-upon - Avon is a 9.5 mile walk away, along the popular, Avon Valley Footpath, making it attractive to hikers and dog walkers, alike. Local schools are a short drive away in Alcester, Evesham and Stratford-upon-Avon and most are rated GOOD by Ofsted. The M40 is easily accessible and the city of Birmingham is only a short journey away, to satisfy those City cravings.

In our opinion, this luxurious residence will easily challenge any other for comfort. in a quaint and peaceful location. Whether you are a family of small or large proportion, this property fulfills the desirable country comforts space and fresh air.





### Location

Situated in the lovely village of Marcliff, which is just outside Bidford On Avon, over the River Bridge and lying between Stratford -Upon- Avon and Evesham. Nearby Bidford On Avon, has local amenities including a supermarket, primary school, health centre, restaurants, pubs, gym, library and general retail. 'Field View' provides a rare opportunity to acquire a brand new four bedroom detached property. Benefiting from beautiful Warwickshire countryside including open fields immediately to the side. This sought after location provides a quiet and peaceful setting.

### Entrance

Entrance to the property is gained via a stone chipped driveway, which leads to the brick boundaries and gated entrance to the property. Having comfortable off road parking for six vehicles, a separate gateway and paved flooring leads into the double glazed UPVC front entrance door.

### Reception Hallway

With engineered solid wooden flooring, wall mounted central heating room thermostat, wall hung radiator, ceiling spotlights, stairs with balustrade rising to the first floor galleried style landing and having a useful understair recess. Oak doors lead off to the bay fronted lounge, the dining room and the bay fronted study.

### Bay Fronted Lounge 19'7 x 12'5 (5.97m x 3.78m)

With a UPVC double glazed lead effect bay window to the front aspect looking out to the front garden, double glazed window to side aspect overlooking the stunning countryside fields, wall hung radiator and ceiling light.

### Dining Room 16'11 x 15'3 (5.16m x 4.65m)

Having two slit double glazed lead effect UPVC windows to the side elevation overlooking the field views, wall hung radiator, ceiling light and double glazed french doors opening to the conservatory.

### Bay Fronted Office / Study 12'5 x 9'11 (3.78m x 3.02m)

Double glazed lead effect bay window to front, wall hung radiator, electric box and ceiling light.

### Breakfast Kitchen 15'2 x 11'7 (4.62m x 3.53m)

A range of matching wall and base units, base units with a marble effect square edge work surface, over. Matching kitchen island with two stools included, inset one and a half bowl stainless steel sink/drainage unit, rangemaster 'cuisine' range cooker with gas five ring hob, stainless extractor over, integrated dishwasher, integrated fridge/freezer, travertine tiled

splashbacks, travertine tiled flooring, wall hung radiator, lead effect double glazed window to rear, double glazed door to side access, opening to conservatory. Oak door giving access into the utility.

### Utility 6 x 5'1 (1.83m x 1.55m)

With UPVC double glazed window to side, fitted marble effect square edge work surface matching the kitchen with double cupboard under, space for washing machine, Worcester Bosch gas central heating boiler, travertine tiled splashbacks, travertine tiled flooring, double glazed window to side and oak door.

### Downstairs Cloakroom

A white suite comprising close coupled W.C., wash hand basin, travertine tiled walls and flooring, chrome effect heated towel rail/radiator, UPVC double glazed opaque window to side aspect, ceiling light, and extractor fan.

### Conservatory 19'8 x 12'10 (5.99m x 3.91m)

A large conservatory with double glazed windows to sides and rear, wall hung radiator, wood effect laminate flooring and double glazed French doors opening to the rear garden.

### First Floor Landing

With ceiling loft hatch, bannister, oak faced doors leading off to bedrooms & family bathroom and a ceiling light.

### Master Bedroom 17' max x 15' (5.18m max x 4.57m )

Stunning views from both aspects with two UPVC double glazed windows to rear aspect, two UPVC double glazed lead effect windows to side aspect, two wall hung radiators, ceiling spotlights and oak faced door leading to;

### Master en-suite 11'7 x 6'4 (3.53m x 1.93m)

With a four piece suite comprising panelled bath, double shower cubicle, pedestal wash hand basin, close coupled ,solid marble tiled splashbacks, tiled flooring, feature chrome effect vertical extra long radiator and double glazed lead effect opaque window to side aspect.

### Bay Fronted Double Bedroom Two 17'7 x 10'4 (5.36m x 3.15m)

Double glazed bay window to front aspect, double glazed lead effect window to front aspect, wall hung radiator, ceiling light, and oak faced door leading to en-suite.

### Guest en-suite 7'11 x 5'11 (2.41m x 1.80m)

Fitted with a white suite comprising close coupled wc, pedestal wash hand basin, shower cubicle, solid marble tiled splashbacks, tiled flooring, chrome effect heated towel rail/radiator, double glazed lead effect opaque window to side aspect and ceiling spotlights.

### Bedroom three, bay fronted double bedroom 13'10 x 12'6 (4.22m x 3.81m)

With Double glazed window to front aspect, wall hung radiator and ceiling light.

### Bedroom Four 12'6 x 5'9 (3.81m x 1.75m)

With single wall hung radiator and lead effect UPVC double glazed window to side aspect to enjoy the stunning views over the rolling countryside.

### Family Bathroom 11'7 x 8'5 (3.53m x 2.57m)

Fitted with a four piece suite comprising feature free standing bath, chrome effect free standing tap and shower attachment, shower cubicle, free standing bath, vanity wash hand basin, close coupled W..C, solid marble tiled splashbacks, tiled flooring, feature chrome effect vertical radiator, water tank housed by a cupboard with oak faced door, double glazed lead effect opaque window, ceiling spotlights and extractor fan.

### Outside

Front :

The front of the property is gained via a right of way access down a private gravelled driveway. Having a delightful feature garden and brick built gated wall frontage and stone gravelled driveway, this provides comfortable parking for six plus vehicles. There is a garden gated side entrance which gives access to the generous rear garden and up and over door, providing access into the extensive detached double garage.

### Extensive Detached Double Garage 18'6 x 17'9 (5.64m x 5.41m)

With two up and over doors that give access to the garage, as well as a double glazed side door, the extravagant garage has power and lighting. Boarded with high head height, overhead storage space with two velux windows and power points, giving an additional space that could be embraced as an additional 'room'.

### Generous Rear Garden

A substantial paved patio, with remainder laid to lawn. panelled fencing over brick base walls to side elevations. This residence has simply stunning views over the countryside fields, to the side aspect.

### Viewings

Viewings are by appointment only.

Please call King Homes on 01527 908694 or 01789 608111

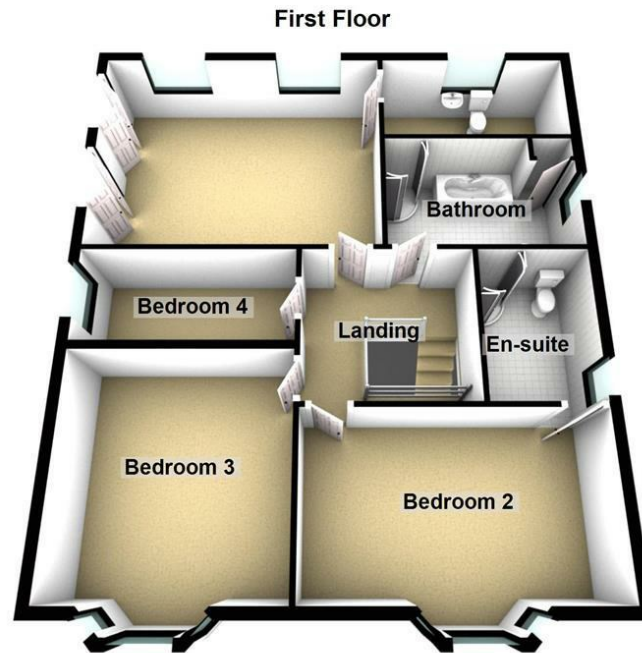
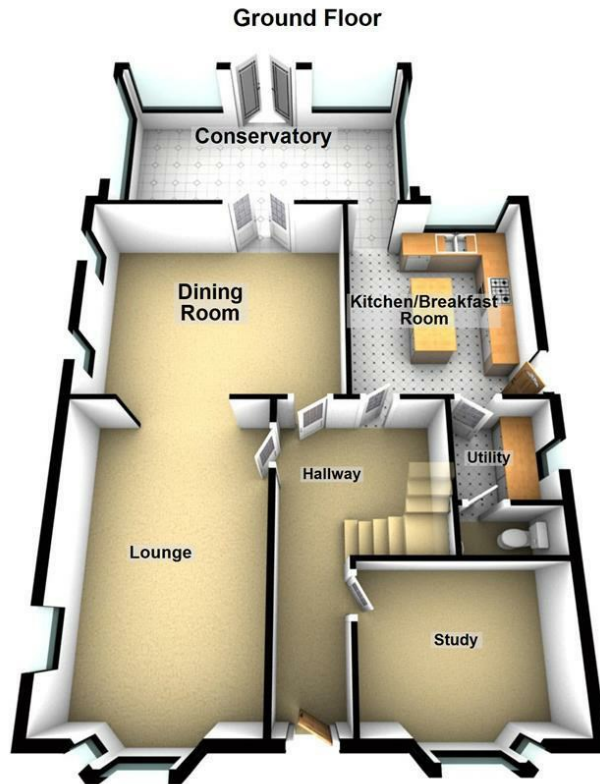
# 360 VIRTUAL TOUR AVAILABLE

VIEW OUR HOMES ANYWHERE ANYTIME!  
[www.kinghomes.co.uk](http://www.kinghomes.co.uk)











KING HOMES 3D FLOOR PLANS \* FOR ILLUSTRATIVE PURPOSES ONLY NOT TO SCALE  
[www.kinghomes.co.uk](http://www.kinghomes.co.uk)

| 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>                            |                         |   |
| (39-54) <b>E</b>                            |                         |   |
| (21-38) <b>F</b>                            |                         |   |
| (1-20) <b>G</b>                             |                         |   |
| Not energy efficient - higher running costs |                         |   |
| England & Wales                             | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |   |
| (92 plus) <b>A</b>  |                         |   |
| (81-91) <b>B</b>  |                         |   |
| (69-80) <b>C</b>  |                         |   |
| (55-68) <b>D</b>  |                         |   |
| (39-54) <b>E</b>  |                         |   |
| (21-38) <b>F</b>  |                         |   |
| (1-20) <b>G</b>   |                         |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |   |
| England & Wales   | EU Directive 2002/91/EC |  |