

EAST SIDE OVERSLEY CASTLE WIXFORD, ALCESTER



Occupying an elevated position within the prestigious Oversley Castle Estate, East Side commands far-reaching views across the Warwickshire and Worcestershire countryside. Approached via an impressive winding driveway rising through the historic estate, the property enjoys a wonderful sense of arrival, together with privacy, tranquillity and a superb rural setting. Completed in 2016, this striking barn-style residence combines the character and appeal of a traditional barn with the advantages of a modern home. Planning permission has also been granted for a single-storey rear extension. Briefly comprising: Entrance Hall, impressive open-plan Lounge/Kitchen with feature log burner and patio doors, Double Bedroom with large viewing window and stable door, Bathroom, driveway parking and Garage (see note). Photo shows rear elevation.

£450,000

East Side, Oversley Castle, Wixford, Alcester, Warwickshire, B49 6DH

Front Elevation



Open-Plan Living Room and Kitchen



Outstanding Views





Double Bedroom



Bathroom



Rear Garden



Garage

The vendor has informed us that the property above the garage 'The Coach House' owns the freehold of the garage, however the vendors of East Side have sole use of it. It is subject to a peppercorn rent. The garage shown on the floor plan and the property details is for information purposes only and does not form any part of the title plan or deeds (this information should be verified by your solicitor).

Service Charge

We have been advised of the following by the vendor. The service charge includes Internet, private sewage septic tank, maintenance of drive and communal areas such as grass cutting, hedge trimming etc, Water pump maintenance & main entrance gate, intercom & security camera maintenance. The most recent service charge bill for period 01/04/2025 to 31/03/2026 was £1,675.07 (this may be subject to change).

Floor Plans & Property Details Disclaimer

These floor plans are for identification purposes only in relation to where one room is situated to another. They are not to be relied upon in any way for dimensions, scaling, or sq. ft/metres. We will not be held responsible for any loss incurred, due to reliance on these measurements from the floor plans or measurements from the property details.

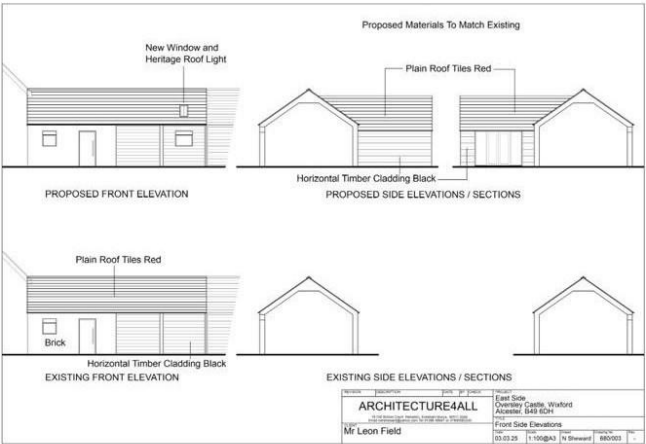


Total: 624 sq. Ft. 58 m2
1st Floor: 624 sq. Ft. 58 m2
Excluded Areas: Walls: 35 sq. Ft. 3 m2

Sanders & Sanders
ESTATE AGENTS

Planning Permission

Planning permission has been granted for a single storey rear extension. Full details can be found on the Stratford-upon-Avon planning portal.



The Estates Agents Act 1979 and Property Misdescriptions Act 1991, Sanders & Sanders Estate Agents (who prepared these details) for themselves and for the vendor of the property whose agents they are give notice that: The Particulars, information and details contained herein do not form part of an offer or contract. All descriptions, dimensions, floor plans and references to condition and necessary permission for use and occupation and other particulars are given in good faith and believed to be correct but any intending purchasers should not rely upon them as statements of fact but must satisfy themselves by inspection as to the correctness of them. No person in employment of Sanders & Sanders Estate Agents has authority to make any representation or warranty whatever in relation to this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting any property which has been sold or withdrawn. We cannot certify the adequacy or working order of either the heating system gas or electrical appliances. Any interested party should consult their own solicitor for independent evaluation.