

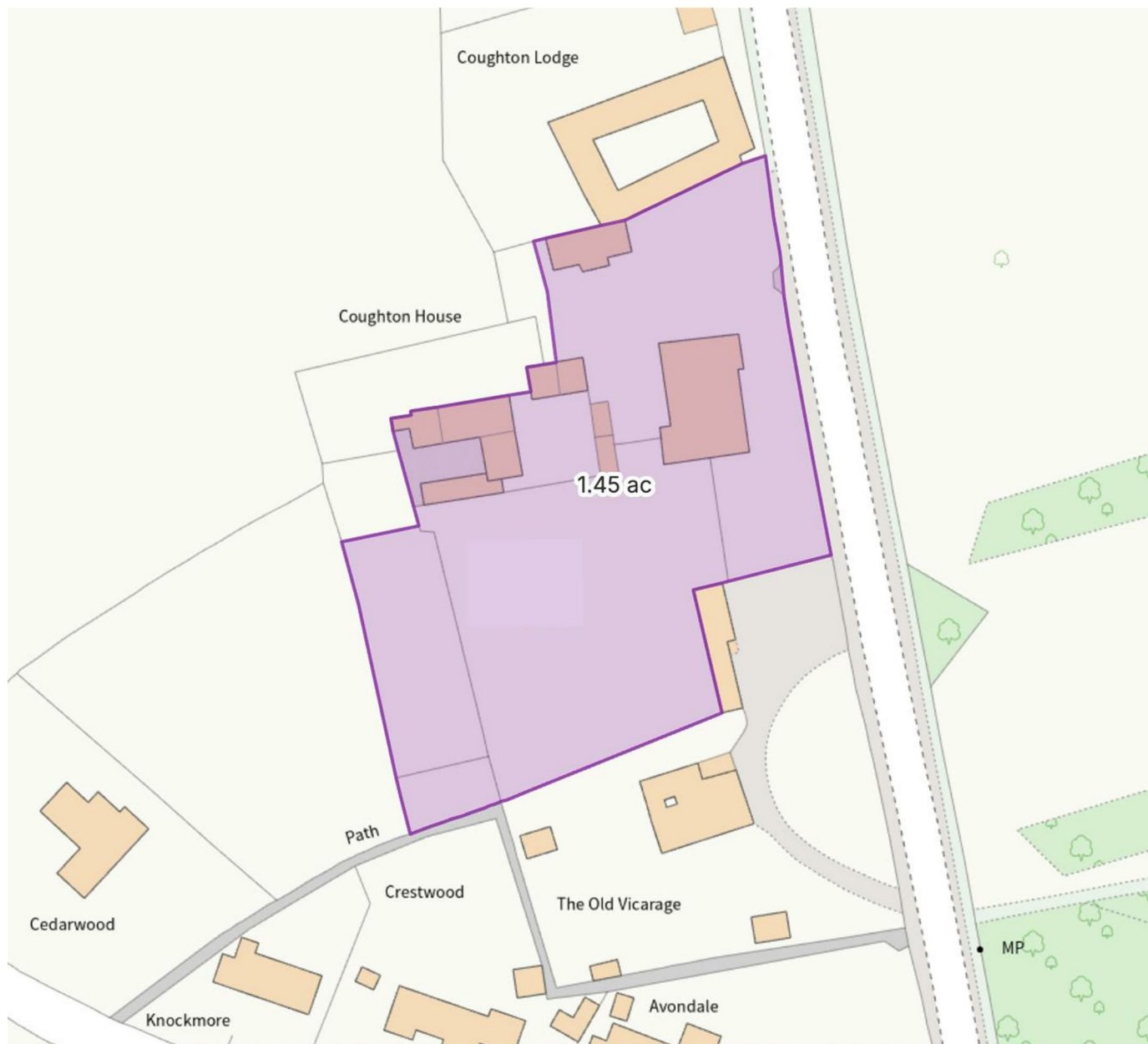
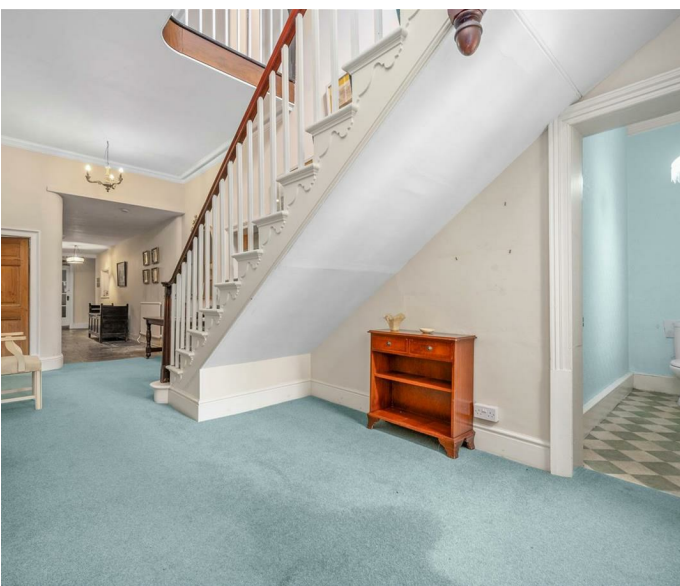


**Coughton House
Coughton
Alcester
Warwickshire
B49 5HU**

Offers In Excess Of £1,150,000

Address: 35 High Street, Alcester, B49 5AF - Email: info@earlesgroup.co.uk - Telephone: 01789 330 915

An imposing and distinguished period manor house occupying a wonderful position within the Warwickshire countryside, close to Coughton and Alcester. Set within generous, mature grounds and enjoying far-reaching rural views, the property offers an exceptional combination of architectural character, substantial accommodation and extensive ancillary buildings.



Description

The house possesses a wonderful sense of grandeur and presence, with generously proportioned rooms, period character and an impressive arrangement of both formal and informal living spaces.

A welcoming reception hall provides an elegant introduction to the ground floor, from which the principal reception rooms are arranged. These include a substantial drawing room, formal dining room, family room, study and music room, providing considerable flexibility for both family life and entertaining.

At the heart of the house is the generous kitchen and breakfast room, complemented by a pantry and further practical accommodation. The arrangement works particularly well for a substantial country home, combining impressive entertaining spaces with comfortable everyday living.

The first floor is equally impressive, with five well-proportioned bedrooms and bathroom facilities. Of particular note is the magnificent snooker room, an unusual and characterful feature which provides a superb recreational and entertaining space.

Further accommodation is provided by a second-floor loft room and extensive storage, while a cellar beneath the house offers additional useful space.

The grounds provide an impressive setting for the house, with sweeping lawns, mature trees and established planting creating a quintessential country-house atmosphere. A swimming pool forms a particularly attractive focal point during the summer months, complemented by alfresco entertaining and BBQ areas ideal for gatherings with family and friends.

Of particular significance is the extensive range of outbuildings. These include stabling, tack room, open barn, detached coach house, garaging, workshops and additional stores, providing an exceptional degree of flexibility. The buildings lend themselves particularly well to equestrian use, classic or specialist car collections, workshops, hobbies or substantial storage, with potential for alternative uses subject to the necessary consents.

The property occupies an attractive semi-rural setting surrounded by the rolling Warwickshire countryside, with wonderful open views and a genuine sense of space and seclusion. Despite its rural surroundings, it remains conveniently positioned for Alcester and Stratford-upon-Avon, together with access to the wider regional road network.

A rare and highly individual Warwickshire country house of considerable presence, offering impressive proportions, extensive grounds and an outstanding range of ancillary buildings in a beautiful rural setting.

Additional Information

Services:

Mains drainage, electricity, gas and water are connected to the property.

Tenure:

The property is Freehold. Vacant possession will be given upon completion of the sale.

Broadband:

Superfast Broadband Speed is available in the area, with predicted highest available download speed 80 Mbps and highest available upload speed 20 Mbps. For more information visit: <https://checker.ofcom.org.uk/>

Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone):

EE - Good outdoor

O2 -Variable outdoor

Three - Good outdoor

Vodafone - Good outdoor

Council Tax:

Stratford-on-Avon District Council - Band H

Flood Risk:

Rivers and the sea

Yearly chance of flooding - Very Low

Yearly chance of flooding between 2036 and 2069 - Very Low

Surface water

Yearly chance of flooding - Very Low

Yearly chance of flooding between 2040 and 2060 - Very Low

For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

Strictly by prior appointment with Earles (01789 330 915/01564 794 343).

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