

## ALCESTER PARK

Allimore Lane, Alcester, Warwickshire B49 5EH

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2 bedroom home with private garden and allocated parking

AVAILABLE TO RESERVE OFF PLAN



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Stonewater is proud to present this **two bedroom property for shared ownership** at Bloor Homes' popular Alcester Park development.

Alcester Park is located on the north western edge of Alcester, close by to the smaller villages of King's Coughton and Arrow. Alcester itself is a market town of Roman origin at the junction of the River Alne and River Arrow in Warwickshire, approximately eight miles west of Stratford-upon-Avon, and eight miles south of Redditch on the Worcestershire border. The town is noted for its historic High Street, lined with well-preserved black-and-white timber frame Tudor houses.

Alcester is a thriving and popular place to work and live. The town boasts a good range of local shops and amenities including lots of places to eat and drink. Smaller to medium-sized businesses are well catered for by the Minerva Mill Innovation Centre which provides space for offices, workshops and start-up companies.

Surrounded by rolling countryside and picturesque villages, there is much to enjoy at weekends. A short distance from the town are two of Warwickshire's premier stately homes, Ragley Hall and Coughton Court. Both share a fascinating history, and are set in beautiful landscaped grounds including parkland and woodland.

Alcester Park has a variety of 'Outstanding' and 'Good' Ofsted rated schools all within a short distance. Local primary schools include St Nicholas C of E, rated 'Outstanding' by Ofsted and Great Alne, which is rated 'Good'. Secondary schools in the area include Alcester Grammar and St Benedict's Catholic High, both of which are rated 'Outstanding'.

Alcester is ideally located close to the A46. From here it's easy to travel to Evesham, Stratford-Upon-Avon and beyond. The M42, M40 and M5 are all between 20 and 30 minutes away.

The nearest train stations are at Stratford, with hourly trains to Birmingham (48 minutes); Evesham, on the main London-Worcester route (2 hours to London); and Redditch, with half-hourly trains to Birmingham (39 minutes).

- Minerva Mill Innovation Centre 0.2 miles
- Coughton Hall 1.7 miles
- Ragley Hall 2.2 miles
- Stratford upon Avon 8.7 miles
- Redditch 8.8 miles
- Evesham 10.7 miles
- Birmingham 21.2 miles



# SITE PLAN



# PLOT 194

56 Payne Drive, Alcester, Warwickshire B49 5RQ



## 2 bed semi-detached house

Two parking spaces  
Turfed rear garden  
Downstairs WC

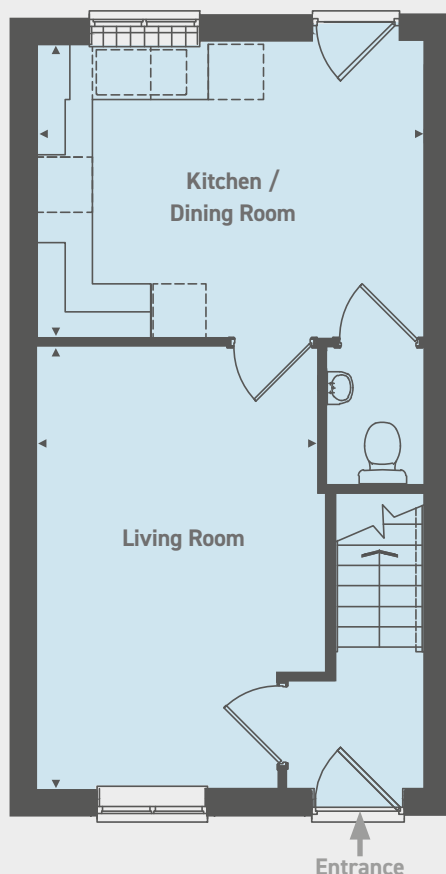
**£106,000 for a 40% share**

Open Market Value: **£265,000**

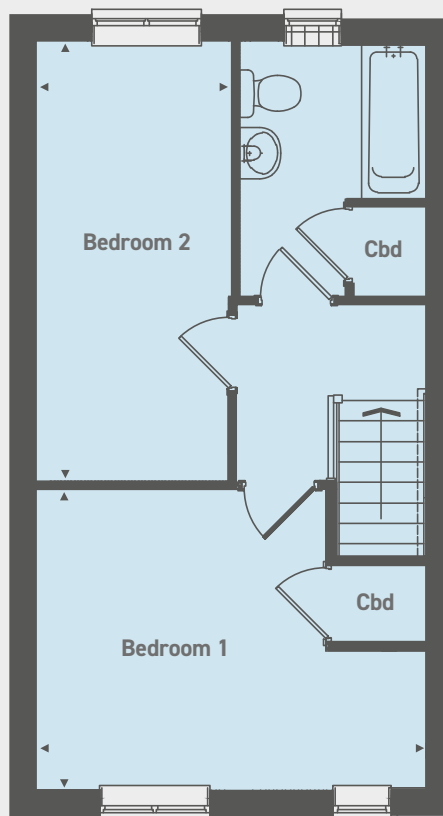
Monthly Rent: **£364.38**

Service Charge: **£23.69**

Ground floor



First floor



### Ground floor

Kitchen / Dining Room  
4.20m x 3.21m (13'7" x 10'5")

Living Room  
4.81m x 3.05m (15'7" x 10'0")

### First floor

Bedroom 1  
4.20m x 3.24m (13'7" x 10'6")

Bedroom 2  
4.77m x 2.10m (15'6" x 6'8")

Please note that all sales particulars and images are for marketing and illustrative purposes only. Plans may contain elements which are not present upon the final completion of the property. All room dimensions are approximate and are for general guidance only.

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Please note the most up-to-date availability can be found on our website [www.stonewaterhomes.co.uk](http://www.stonewaterhomes.co.uk).

Alternatively call the New Homes team to find out more on 02380 658 836

Further details are available upon request.

FIND OUT ABOUT SHARED OWNERSHIP

Please note that all sales particulars and images are for marketing and illustrative purposes only. Plans, computer generated images and photos may contain elements which are not present upon the final completion of the property.

