

Main Road

Austrey, Atherstone, CV9 3EG

John German





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£490,000



Stunning village home set upon a large plot with landscaped private gardens and a versatile extended list of accommodation including 4 bedrooms, 3 bathrooms, 3 reception rooms, a fabulous garden room and contemporary refitted family breakfast kitchen. All this plus solar panels and battery storage.

Austrey is a typical English country village where you can embrace all the qualities of village life. The market towns of Ashby-de-la-Zouch, Tamworth, Measham and Burton-on-Trent are all withing close proximity, whilst the village benefits from a regarded local primary school, village church, village store and an excellent thatched village pub The Bird in Hand. It lies within two miles of junction 11 of the M42, excellent for commuters. Birmingham is less than one hour and links in perfectly to the M1 with the city's of Leicester, Nottingham and Derby.

What a property! Beautifully appointed, extended and further benefitting from the addition of solar panels with battery storage and EV car charger point. This house has to be added to your viewing list!

The house sits back from the road behind a screened hedge with lawned foregarden flanked by a large tarmac drive providing plenty of parking for multiple vehicles.

On the ground floor you will find firstly a practical entrance porch with feature glazed roof. An internal door accesses the single garage and an inner door opens into the main reception hall with stairs leading off. Arranged around you will find a wealth of accommodation comprising a very useful home office, fully fitted with a desk and heaps of storage - perfect for those working from home. This could be utilised as a fifth bedroom if required with the removal of some of the furniture.

Next is the lounge, a well proportioned room with coving to the ceiling and internal glazed double doors connecting to a gorgeous garden room - what a room! Currently being used for both dining and sitting, it really is a versatile space. It has a full glazed roof and bi-folding doors with feature inset blinds open to reveal landscaped gardens beyond. Adjoining the garden room is the sitting room which overlooks the gardens too and has feature inset sliding pocket doors which connect through into the refitted family breakfast kitchen. It is beautifully appointed with an extensive and comprehensive range of cabinets wrapping around the room with complementary countertops and integral appliances. There is a large central feature breakfast bar island which easily seats the largest of families and provides a great focal point to the room.

Last but not least on the ground floor is a useful ground floor bathroom and practical utility room.

On the first floor leading off the galleried landing you will find there are four bedrooms with the principal bedroom having the benefit of an en suite shower room. There is also a large family shower room being well appointed fitted with a white suite comprising a large step in shower cubide with mains shower over and marble effect shower panelled walls, a tiled floor, pedestal wash hand basin, WC and tall ladder style radiator.

Outside - Returning outside and to the rear of the property you will find southerly facing gardens which enjoy a great degree of privacy that have been landscaped with twin paved patio areas and a connecting pathway, a large lawn area - all perfect for family life having ample space for barbeque areas, trampolines etc.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Timber framed.

Parking: Drive and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North Warwickshire Borough Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/30012024

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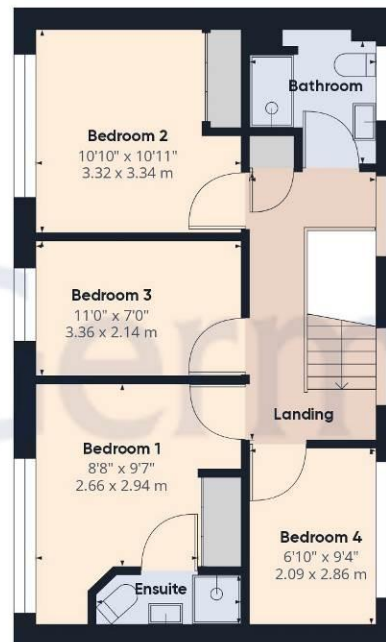








Ground Floor



Floor 1

Approximate total area⁽¹⁾

1767.97 ft²

164.25 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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