



The Coppice
Mancetter
Atherstone
CV9 1RT

£775,000

A real LIFESTYLE OPPORTUNITY to acquire a distinctive 5 bedroom, 4 bathroom, 4 reception room detached home with over 3,000 sq ft of LIVING SPACE, occupying the most WONDERFUL PLOT of just under 1 Acre, with formal gardens & orchard, including RIVER FRONTAGE onto the river Anker



Property Features

- Distinctive Home
- Excellent Plot
- Beautifully Appointed
- Over 3,000 Sq ft
- Glorious Views
- 5 Bedrooms
- 3 En-Suite Bathrooms
- 4 Reception Rooms
- Double Garage
- River Frontage

Full Description

Its all about the lifestyle on offer with this handsome and most distinctive 5-bedroom, 4 bathroom, 3 reception room, detached family home, occupying the most wonderful plot of just under 1 acre with riverside frontage onto the river Anker and complemented by glorious uninterrupted countryside views to the rear.

Situated within this established cul de sac location, the property has been a much-loved family home from new, carefully maintained, affording a spacious and beautifully presented versatile interior with over 3,000 Sq ft of living space, whilst enjoying formal south westerly facing landscaped lawned gardens, perfect for children with a small orchard, all designed with home entertaining in mind.

With a handsome and distinctive facade, the property is discreetly set back, quietly tucked away in the corner behind secure wrought iron gates, with a long driveway approach with plenty of parking and access to the integral double

garage. Internally the versatile interior enjoys a most impressive entrance hall, three formal reception rooms, at the heart of the home is the large breakfast kitchen, comprehensively fitted with a host of integrated appliances and opening out perfectly into the orangery which takes full advantage of the aspect over the garden, finally the utility room provides great storage and access to the garage. The first floor offers great flexibility and includes 5 good sized bedrooms including 3 with en-suite bathrooms and a re-fitted family shower room.

Mancetter is a historic village and civil parish on the southeastern outskirts of the historic market town of Atherstone situated 1.5 miles away.

The market town of Atherstone boasts an excellent range of boutique shops, local schools, public houses, restaurants, cafes, whilst enjoying ease of access via the A5, M69, M6 & M1 for midlands commuter routes to Birmingham, Tamworth & Leicester all within 45 minutes, railway station with fast links to London and both Birmingham and East Midlands airports within 30 minutes drive.

TENURE

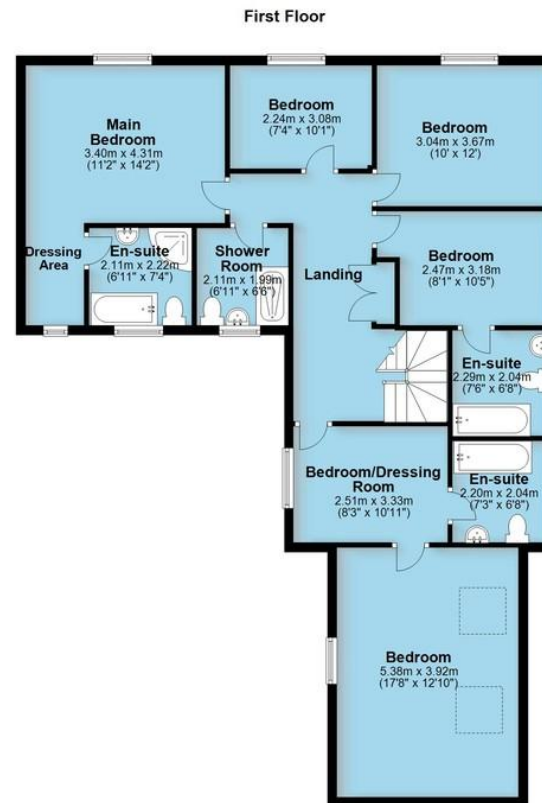
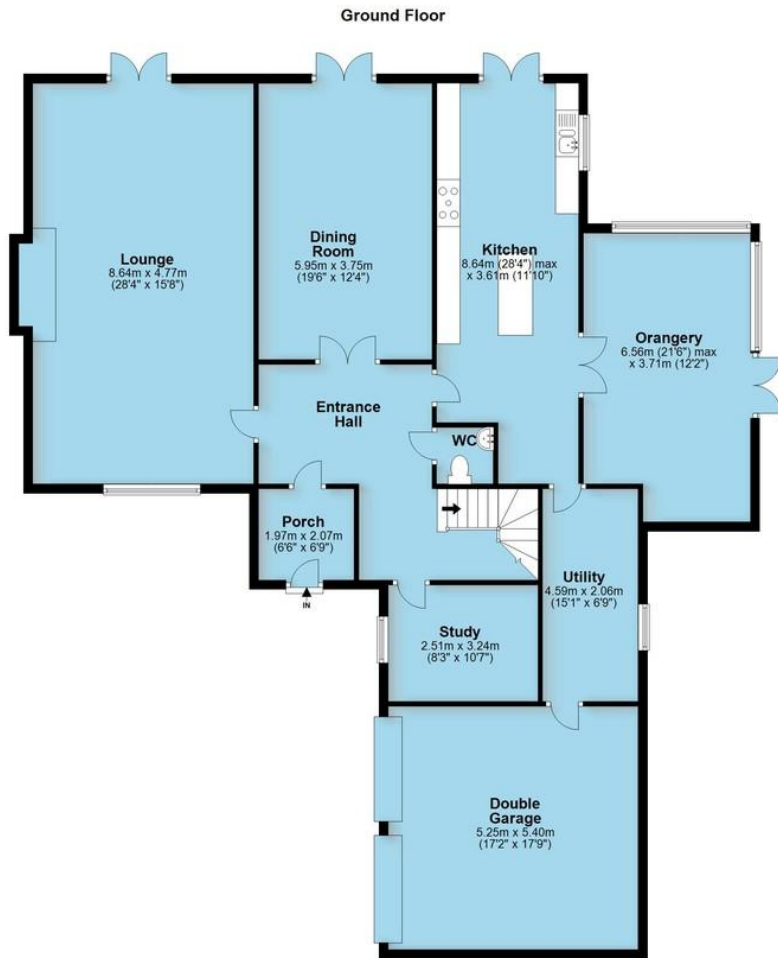
We are advised the property is Freehold

COUNCIL TAX

The property is in Band G







Total area: approx. 300.5 sq. metres (3234.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

8 The Pass Courtyard
43 Market Street
Ashby-De-La-Zouch
Leicestershire
LE65 1AG

www.whiteheadsstates.co.uk
info@whiteheadsstates.co.uk
01530 353170

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements