

Church Lane

Austrey, Atherstone, CV9 3EE

John 
German



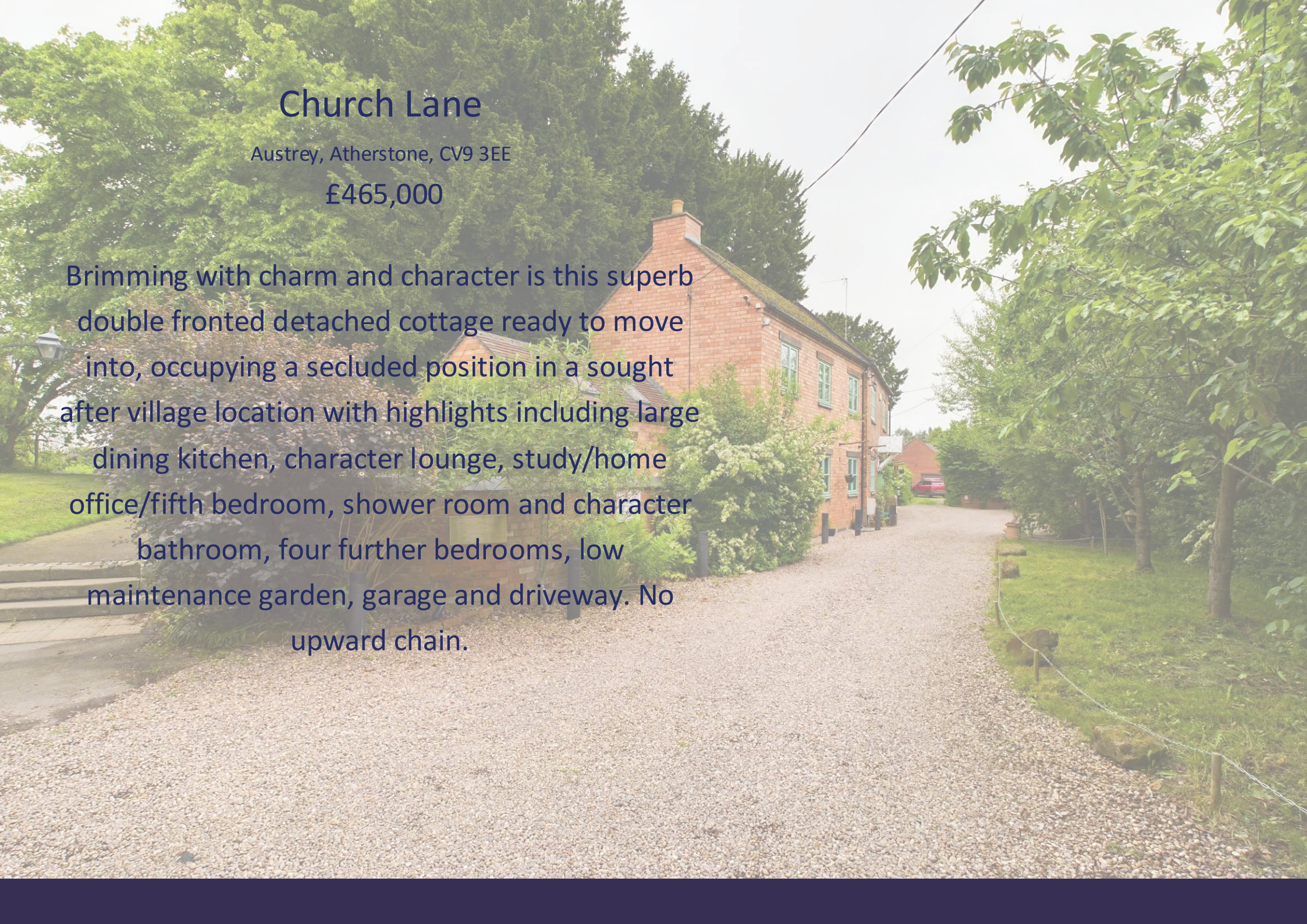


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£465,000

Brimming with charm and character is this superb double fronted detached cottage ready to move into, occupying a secluded position in a sought after village location with highlights including large dining kitchen, character lounge, study/home office/fifth bedroom, shower room and character bathroom, four further bedrooms, low maintenance garden, garage and driveway. No upward chain.



Austrey is a pretty English country village where you can embrace all the qualities of village life, superbly placed for the nearby towns of Ashby-de-la-Zouch, Tamworth, Burton-on-Trent and the cathedral city of Lichfield within close proximity, together with the village benefitting from primary school, church, village store/post office and excellent thatched village pub. It lies two miles off junction 11 of the M42, excellent for commuters with Birmingham being less than one hour away, and links perfectly into the M1 with the cities of Leicester, Nottingham and Derby all being within reach.

Occupying a secluded position in the village off an unadopted lane is this pretty cottage, offering an ideal family home or village retreat. The front entrance door opens into the highlight of the ground floor, which is an impressive open plan living dining kitchen, with flagstone floor, spotlights to ceiling, together with a well appointed kitchen area with bespoke base units with Belfast sink and window framing views to front, chimney breast with alcove ideal for a range style cooker. Spacious living/dining area with a fire surround providing the focal point, window framing views to front and staircase leading off to the first floor.

The living room is generously sized with wooden flooring, window framing views to front and brick fireplace with stove providing the focal point, together with an additional side entrance door.

Off the living room is a superb home office/study which could also be utilised as a fifth bedroom with high vaulted ceiling together with mezzanine storage, door opening out to a lovely courtyard cottage style garden, gravelled with borders with gate opening out to front.

There is a ground floor shower room/utility room with shower cubicle, close coupled WC, fitted timber work surface with ceramic sink, plus appliance space underneath and window framing views to front.

To the first floor, a good sized landing has doors leading off to four bedrooms. The master is a generous double with window framing views to front, together with fitted wardrobes across one wall and reading light. Bedrooms two and three are also good size doubles, while bedroom four, currently being used as a dressing room, is also a comfortable single, having a built in timber frame raised bed with storage beneath. Completing the first floor accommodation is a superb character bathroom with ball and claw feet bath, period style wash hand basin, WC, part tiled walls, painted wooden flooring and window framing views to front.

The property has gated access to a gravel driveway where there are also timber opening doors to a large garage, making perfect space for a car enthusiast or somebody seeking a workshop. There are gravelled gardens, ideal for those seeking low maintenance outdoor space.

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

Property construction: Standard

Parking: Driveway & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: TBC

Heating: TBC

(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: JGA24052024

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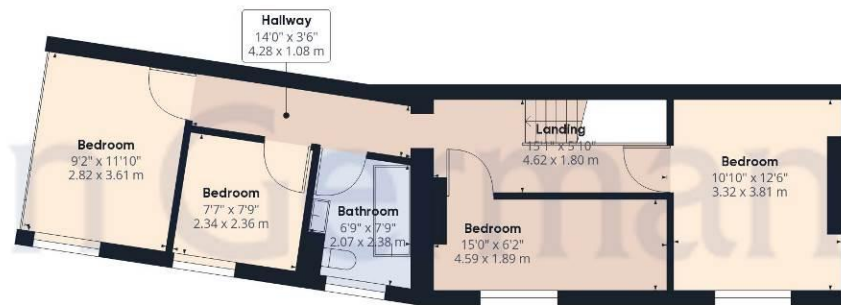
Ground Floor

Approximate total area⁽¹⁾

1539.59 ft²
143.03 m²

Reduced headroom

21 ft²
1.95 m²



Floor 1

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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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Agents' Notes

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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