

Main Street

Orton-on-the-Hill, Atherstone, CV9 3NN

John 
German





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£550,000

Truly versatile detached family home sitting upon a mature garden of 0.3 acres or thereabouts in the heart of this highly regarded village. It offers up to five bedrooms plus two bathrooms and at its heart is a wonderful central open plan living/dining room with garden room off - a real hub of the home.



The village of Orton on the Hill has numerous countryside walks and excellent commuting access to the A444 and M42 providing links to all the major Midlands towns and cities. There are several private schools in the area including Twycross House, Dixie Grammar School at Market Bosworth. The village itself has 'The Unicorn' Public House which is in walking distance of the property.

Sitting far back from Main Street lies this flexible detached home. It has a long lawned front garden flanked by an extensive gravel driveway approach which provides plentiful parking.

A half glazed entrance door opens to reveal a well-proportioned and large open plan reception hallway with tiled lobby area, staircase rising to the first floor and mellow strip stained floorboards leading onwards throughout the remainder of the hallway and into the property beyond.

Directly opposite the hallway is the heart of this family home; a wonderful open plan 'L' shaped living space, multi-purpose in its layout. One corner of this 'L' shaped room has currently been given over to a quiet reading area with views down over the rear garden whilst the remainder is being utilised as a dining room. Sitting at the focal point is a beautiful feature fireplace with an inset wood burning stove. Glazed double doors lead off into a pleasant sitting room/garden room which has a feature beamed vaulted ceiling with inset glazed skylights, double aspect windows and a picture window with stable door overlooking and leading out to the private rear garden.

Carrying onto into the breakfast kitchen you will find a bespoke range of handmade painted cabinets with an array of units running along three walls incorporating an integral hob, oven and dishwasher. Plenty of room remains for a family breakfast table. Adjacent lies a practical utility room with all the usual appliance spaces and a door to outside.

The property boasts five bedrooms over its two floors; on one side you have a double master bedroom with corridor connecting to a well-appointed shower room, whilst on the other side of the property you will find two double ground floor bedrooms alongside a modern separate WC and family bathroom with freestanding 'slipper' roll top bath and a separate shower.

Ascend to the first floor and there are two dormer bedrooms enjoying views over the rear gardens (slightly restricted head height).

Outside, as previously mentioned, the property is set extremely well-back from the road providing fantastic off road parking. Proceed to the rear of the property where there are mature gardens that enjoy great privacy, a patio area and mature planted herbaceous borders; which are a great addition to this family home.

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

Services: Mains water and electricity are believed to be connected to the property. Central heating is oil fired and drainage is via a septic tank. Purchasers are advised to satisfy themselves as to their suitability.

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

www.hinckley-bosworth.gov.uk

Our Ref: JGA/15082023

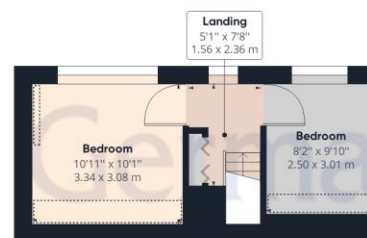
Local Authority/Tax Band: Hinckley and Bosworth Borough Council / Tax Band D







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1553.24 ft²

144.30 m²

Reduced headroom

30.63 ft²

2.85 m²

(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

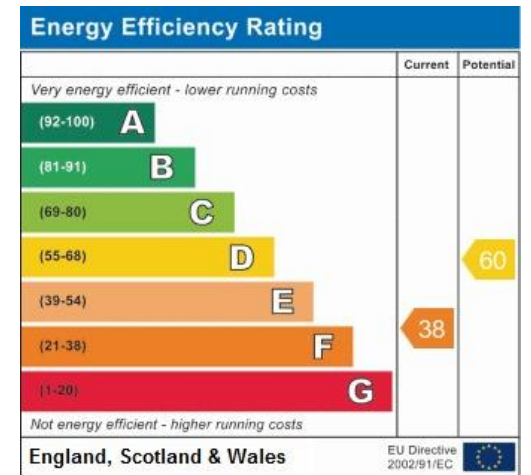
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Referral Fees

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