



Plot 4, Austrey Fields Windmill Lane,  
Austrey,  
Atherstone, CV9 3ES



£545,000

## GENERAL

An impressive contemporary house located on the edge of Austrey on a small exclusive development by Lychgate Homes Ltd, who specialise in high quality village schemes. "Austrey Fields" which has been designed by David Granger Architectural Design, has been carefully thought out to fit seamlessly into this lovely village setting. The house has a delightful South and West facing garden and has been built to an exacting specification with underfloor heating to the ground floor, Residence flush casement windows, a Charnwood fitted kitchen and Porcelonosa fittings in the bathrooms.

The accommodation briefly includes on the ground floor, an open plan living kitchen with bi-fold doors opening onto the garden, a living room, home office and utility. On the first floor there is a luxurious master bedroom with en-suite shower room, three further bedrooms and a family bathroom. The house has not yet been fitted out and there is therefore the opportunity for the purchaser to work with the builder, choosing their own kitchen and sanitary-ware. There is a generous allowance within the budget for these items with provision for quartz work surfaces and high quality appliances in the kitchen and a choice of engineered oak flooring or tiling to the ground floor.



## LOCATION

Austrey is a thriving village with a village shop/post office, primary school, two churches, a public house and a village hall. A wider range of amenities are available in Tamworth and Ashby-de-la-Zouch. The village is close to the M42 which provides links to Birmingham, Leicester, Coventry, Derby and Nottingham. Rail services are available in Tamworth and Nuneaton and the two international airports at Birmingham and East Midlands are easily accessible. There are a number of private and state schools in the area and also great opportunities for outdoor pursuits such as walking, cycling, horse riding and sailing.

## THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into reception hall.

## RECEPTION HALL

## LIVING ROOM

15'6" x 12'

## HOME OFFICE

10'6" x 8'

## LIVING KITCHEN

21'3" x 12'9"

## UTILITY ROOM

## ON THE FIRST FLOOR

## MASTER BEDROOM

12'6"max x 12' max

## EN-SUITE

## BEDROOM TWO

12'3" x 12'

## BEDROOM THREE

16'3" x 8'6"

## BEDROOM FOUR

8'6" x 8'3"

## FAMILY BATHROOM

## GARAGE AND GARDEN

Garden and Single Garage (19'6" x 9'9")

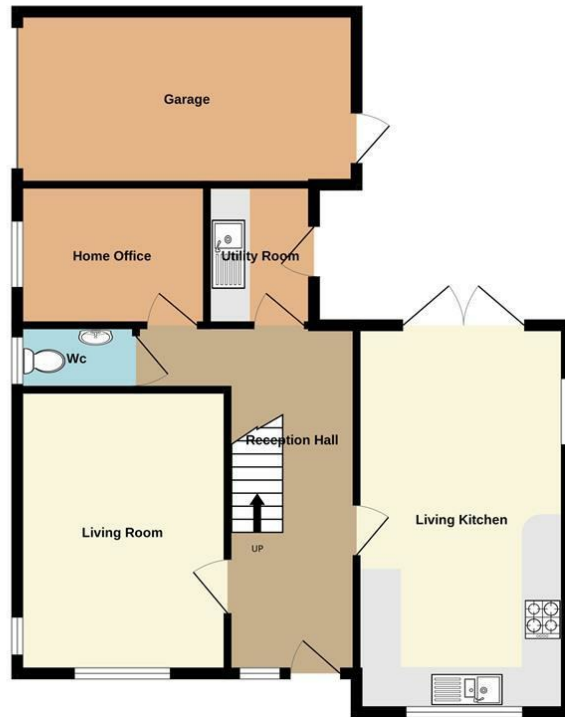
## IMPORTANT NOTES

All the measurements have been scaled from architect's plans. We have included some photographs of a kitchen and bathroom at another property developed by Lychgate Homes. These images will give purchasers an idea as to the style and quality they can expect in the Austrey Fields Scheme.





Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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