



Plot 5, Austrey Fields Windmill Lane,  
Austrey,  
Atherstone, CV9 3ES



£725,000

#### GENERAL

An impressive contemporary house with countryside views to the rear, 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 facing garden and has been built to an exacting specification with underfloor heating to the ground floor, Residence flush casement windows, a Charmwood 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 and utility. On the first floor there are three bedrooms two of which have en-suite shower rooms, a home office/fifth bedroom and family bathroom. On the second floor there is a luxurious master bedroom with en suite bath and shower room.

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.



## 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 three floors as follows. Front door opening into reception hall.

## RECEPTION HALL

## LIVING ROOM

15' x 14'6"

## LIVING KITCHEN

20'3" x 15'

## UTILITY

## CLOAKROOM

## ON THE FIRST FLOOR

## BEDROOM TWO

15' x 13'3 max

## EN-SUITE

## BEDROOM THREE

15' x 10'6"

## EN SUITE

## BEDROOM FOUR

15' x 9'3"

## HOME OFFICE/BEDROOM 5

11'3" x 7'3"

## FAMILY BATHROOM

## ON THE SECOND FLOOR

## MASTER BEDROOM

18'3" x 13'

## EN SUITE

## GARAGE AND GARDEN

Garden and Integral Garage (19'6" x 9'6").

## IMPORTANT NOTE

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.







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