



Plot 5, Austrey Fields 10, Windmill Lane,
Austrey,
Atherstone, CV9 3ES



£645,000

GENERAL

An impressive contemporary house with countryside views to the side, 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 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, utility and w.c. 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.



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

An impressive introduction to the house with herringbone engineered oak flooring, doors to the living accommodation and stairs rising to the first floor.

LIVING ROOM

15' x 14'6"

A great room with window to the front, herringbone oak engineered flooring and underfloor heating.

LIVING KITCHEN

20'3" x 15'

A wonderful contemporary kitchen fitted by Chamwood Kitchens. There is a generous range of cream Shaker style base and wall cabinets with polished quartz work surfaces. Lychgate Homes have provided an exceptional range of high-end integrated appliances by "Miele" which include a Single Oven, Combination Oven, Fridge/Freezer, and Dishwasher. There is also a "Falmec" Induction hob with downdraft extractor. Bifold doors leading to the garden. Underfloor heating.

UTILITY

With space for appliances, inset sink and drainer, wall and base units. Back door to the garden.

CLOAKROOM

Wash hand basin set in floating vanity unit and low flush lavatory. Chrome ladder style towel rail.

ON THE FIRST FLOOR

Stairs rise from the entrance hall to the first floor landing, doors opening to the bedrooms and bathroom.

BEDROOM TWO

15' x 13'3 max

With window to the front and central heating radiator.

EN-SUITE

Shower enclosure, wash hand basin set in floating vanity unit and low flush lavatory. Chrome ladder style towel rail.

BEDROOM THREE

15' x 10'6"

With window to the rear and central heating radiator.

EN SUITE

Shower enclosure, wash hand basin set in floating vanity unit and low flush lavatory. Chrome ladder style towel rail.

BEDROOM FOUR

15' x 9'3"

With window to the rear and central heating radiator.

HOME OFFICE/BEDROOM FIVE

11'3" x 7'3"

With window to the side and central heating radiator.

FAMILY BATHROOM

Suite comprising a panelled bath, separate corner shower cubicle, wash hand basin on floating vanity unit and low flush lavatory. Chrome ladder style towel rail.

ON THE SECOND FLOOR

Stairs rise from the first floor landing to the second floor.

MASTER BEDROOM

18'3" x 13'

With window to the side benefitting from countryside views, Velux window and central heating radiator.

EN SUITE

Suite comprising a free standing bath with separate shower cubicle, wash hand basin on floating vanity unit and low flush lavatory. Chrome ladder style towel rail.

GARAGE

19'6 x 9'6

With back door directly to the garden.

OUTSIDE & GARDEN

There is a block paved driveway in front of the single garage. To the rear of the house the garden is mainly laid to lawn with large patio area and gated side access.







Ground Floor



1st Floor



2nd 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.
Made with Metropix ©2024



Important Notice: Fox Country Properties Limited, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Country Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF
Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS
Sales: **0116 2796543**

foxcountryproperties.co.uk