

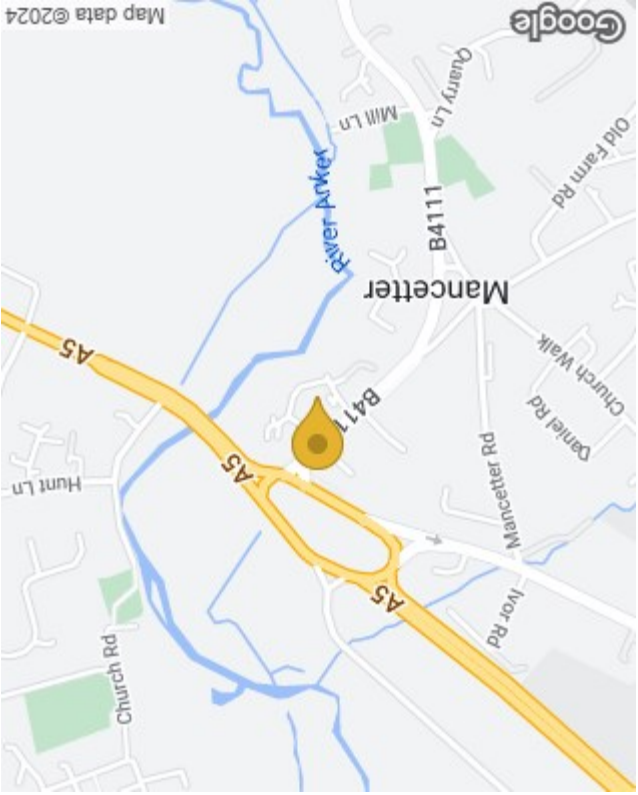
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Please contact our Atherstone Office on 01827 215 100 if you wish to arrange a viewing appointment for this property or require further information.

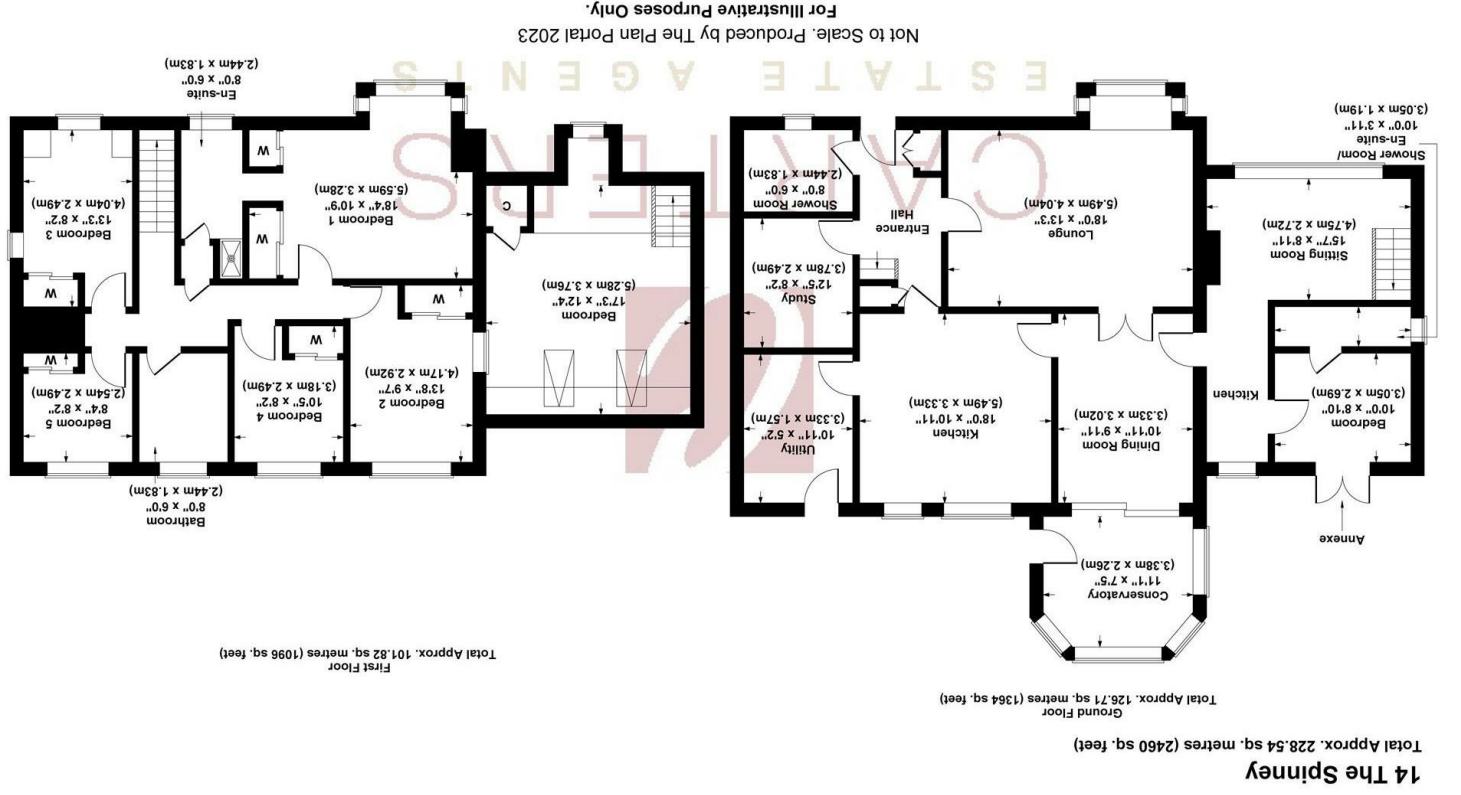
England & Wales	
EU Directive 2002/91/EC	Current Rating
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A+
(91-100)	A++

Very energy efficient - lower running costs  
 Current Rating: 77

Energy Efficiency Graph



Area Map



Floor Plan



14 The Spinney  
 Atherstone, CV9 1RS  
 £750,000

## 14 The Spinney

Atherstone, CV9 1RS

**\*STUNNING FAMILY HOME\***  
**\*NEVER SEEN ON THE OPEN MARKET\*** **\*SELF CONTAINED ANNEXE\*** **\*POTENTIAL 7-BEDROOM PROPERTY\***  
**\*PLANNING PASSED FOR ORANGERY\***

An outstanding and superbly appointed six-bedroom detached property located in this most desirable and exclusive cul-de-sac setting and situated on an enviable corner plot, with clear views around the whole of 'The Spinney'. Boasting a two-storey self-contained one-bedroom annexe, delightful riverside access to the rear and plans to further develop the property in the form of an orangery and open plan kitchen dining room.

Offering approx. over 2500sq ft of well-designed family accommodation, situated on a plot of over 0.3 acres. Generously surrounded by lawned gardens, plus a detached double garage makes this a fantastic and unique opportunity to acquire a wonderful family home.

The property briefly comprises entrance hallway, guests' cloak and shower room, study/home office, living room, dining room, conservatory, breakfast kitchen with centre piece breakfast island and utility room. To the first floor there are five bedrooms, five doubles, all with fitted wardrobes



and an en-suite to the principal bedroom, plus family bathroom.

The annexe is connected to the main part of the house. This briefly comprises an open plan kitchen with living/dining area, double bedroom with en-suite. Stairs to the first floor with a further bedroom/family room.



The external space to this property is outstanding and prominently situated at the foot of the cul-de-sac on a large corner plot with a generous lawned frontage and double width driveway with access to a separate detached double garage. To the rear there is a mature garden mainly lawned with an extensive range of well-established shrubs and trees. The garden is tiered and leads nicely down to an idyllic riverside setting with breath taking views of the surrounding area and a long-established willow tree.

Draft details\*

**Additional Details:**

