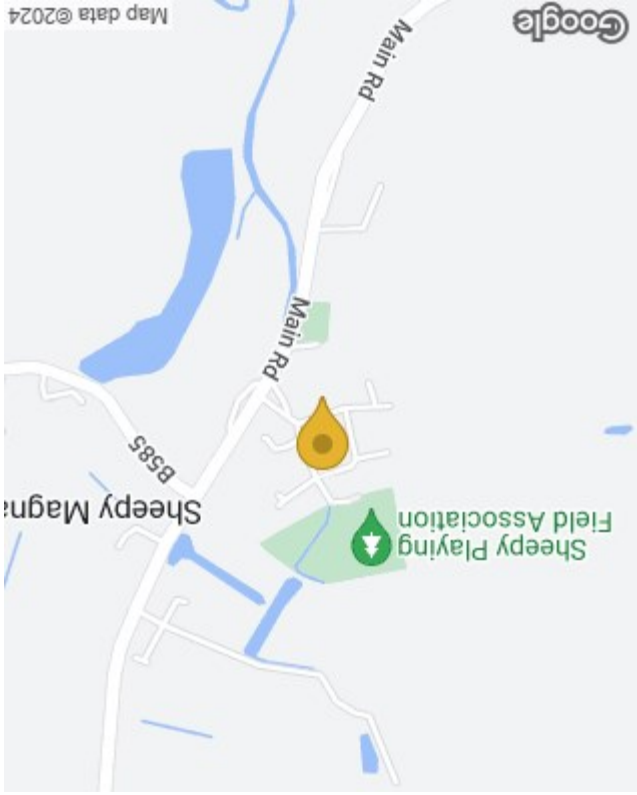


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

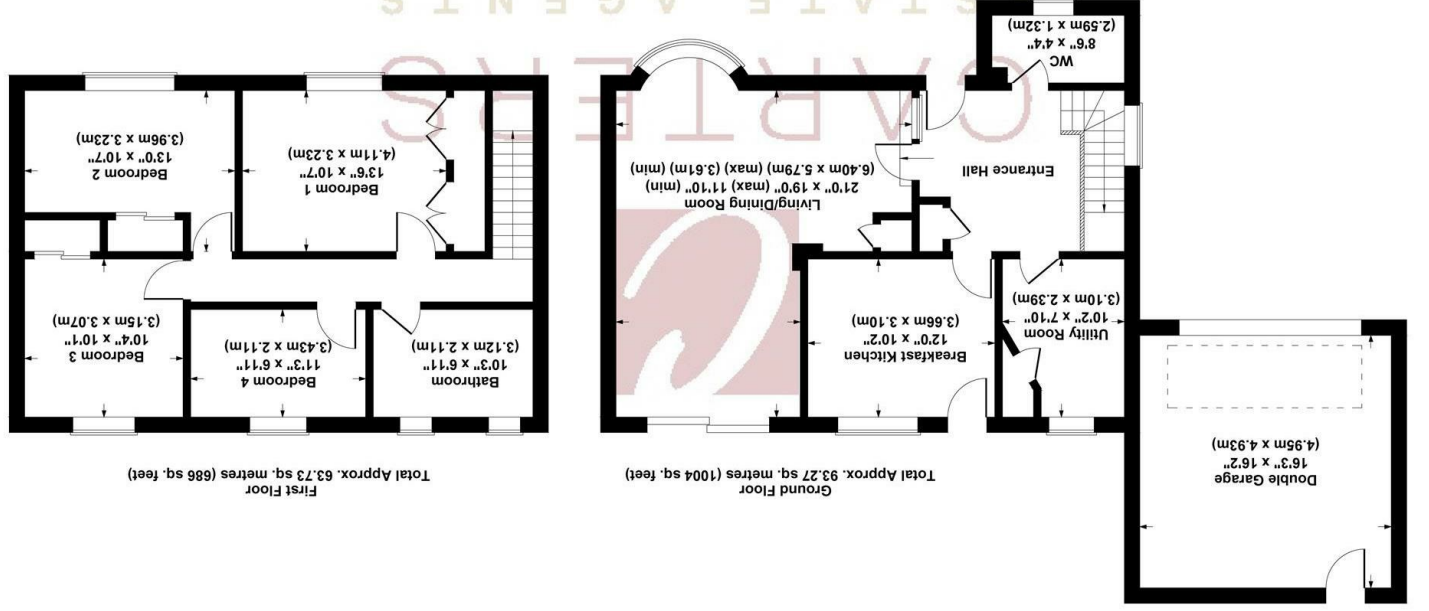
Please contact our Atherstone Office on 01827 215 100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Energy Efficiency Graph



Area Map



Floor Plan

Meadow Close
 Total Approx. 157.00 sq. metres (1690 sq. feet)
 (Including Garage)



8 Meadow Close
 Atherstone, CV9 3RA

Offers Over £450,000



8 Meadow Close

Atherstone, CV9 3RA

Embrace village living with this ideal family home nestled in the highly coveted and picturesque village of Sheepy Magna. This spacious property, offered with no upward chain, boasts an impressive plot, perfectly catering to the needs of a growing family. Positioned back from the road, a shared driveway leads to two homes, both enjoying a large frontage that ensures privacy and ample space.

Sheepy Magna rests along the Warwickshire/Leicestershire border, enveloped by scenic countryside and a wealth of local walking paths. The village thrives with a strong sense of community, a well-regarded primary school, a local pub, and an acclaimed Italian restaurant at its doorstep. Throughout the year, the village hosts engaging events like the Sheepy Scarecrow Competition and an annual fireworks display. Just over 3 miles away, the main local town of Atherstone offers additional amenities, and the bus network efficiently connects the area to neighbouring towns and villages. The property is also within the catchment area for the OFSTED outstanding, Market Bosworth School that offers a free bus service from the village.

The property itself presents abundant potential for improvement and customisation,



courtesy of its spacious rooms and thoughtfully designed layout. A generously sized square entrance hallway welcomes you, offering versatile usage. This flows into an L-shaped living dining room with a feature fireplace and dual aspects with delightful views of the garden. The well-appointed breakfast kitchen boasts modern units and integrated appliances, creating an efficient workspace with room for dining. The kitchen conveniently connects to the garden. Further enhancing functionality, a spacious utility room and a guest cloakroom are also on the ground floor.

