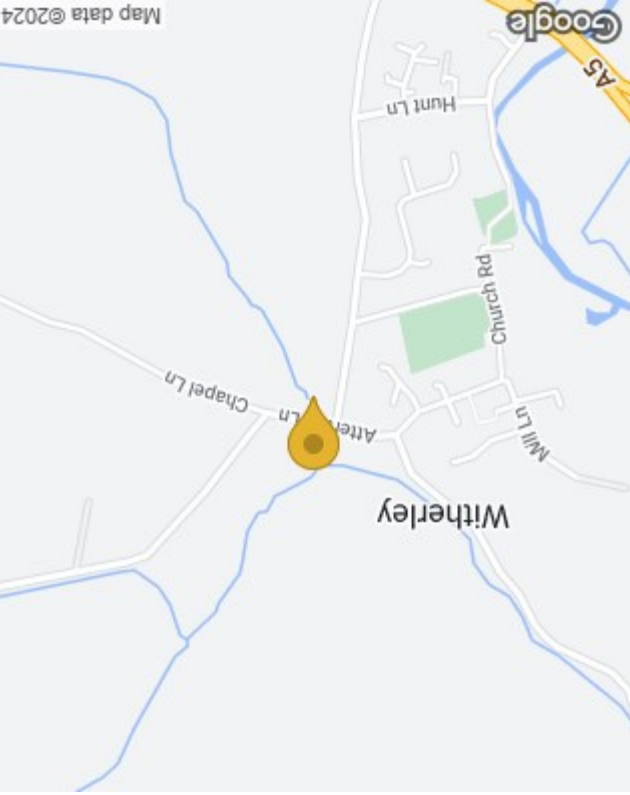


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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



Plot 1 Kennel Lane
 Atherstone, CV9 3LJ
 £495,000



Plot 1 Kennel Lane

Atherstone, CV9 3LJ

Nestled in Witherley, this distinctive development, rich in history, comprises seven remarkable conversions and a spacious new-build detached home.

The former Kennels, meticulously revitalised by the esteemed Swift Homes, offer an unparalleled standard of craftsmanship. With captivating views of the surrounding countryside, these character-infused properties are individually tailored, ranging from two to five bedrooms. Anticipated for completion in Summer 2024, these luxury homes epitomise bespoke living.

Nestled within the intricately designed and gated 'courtyard' of the development, Plot 1 offers an exclusive living experience accessed through electric gates from Kennel Lane. Crossing the threshold via your bespoke hardwood door, you step into the capacious entrance hallway, marked by a striking staircase. Immediately adjacent, a convenient cloakroom/WC complements the space.

On one side of the property lies the comfortable living room, generously sized with a large window and French doors leading to a small yet private garden space. On the opposite side, the open-plan kitchen-dining and



family room steal the spotlight. Boasting over 600 sq. ft., this space epitomises modern living. A bespoke L-shaped kitchen area features quality modern country shaker-style units, Quartz worktops, inset Belfast sinks, and a suite of integrated appliances, including a fridge and freezer, Bosch eye-level double oven, 5-burner gas hob, dishwasher, and wine fridge. Abundant natural light floods the area through multiple windows, providing ample space for family dining and entertainment. A thoughtfully incorporated utility/boot room, equipped with additional units, a Belfast sink, and provisions for a washing machine and tumble dryer, adds to the functionality.

