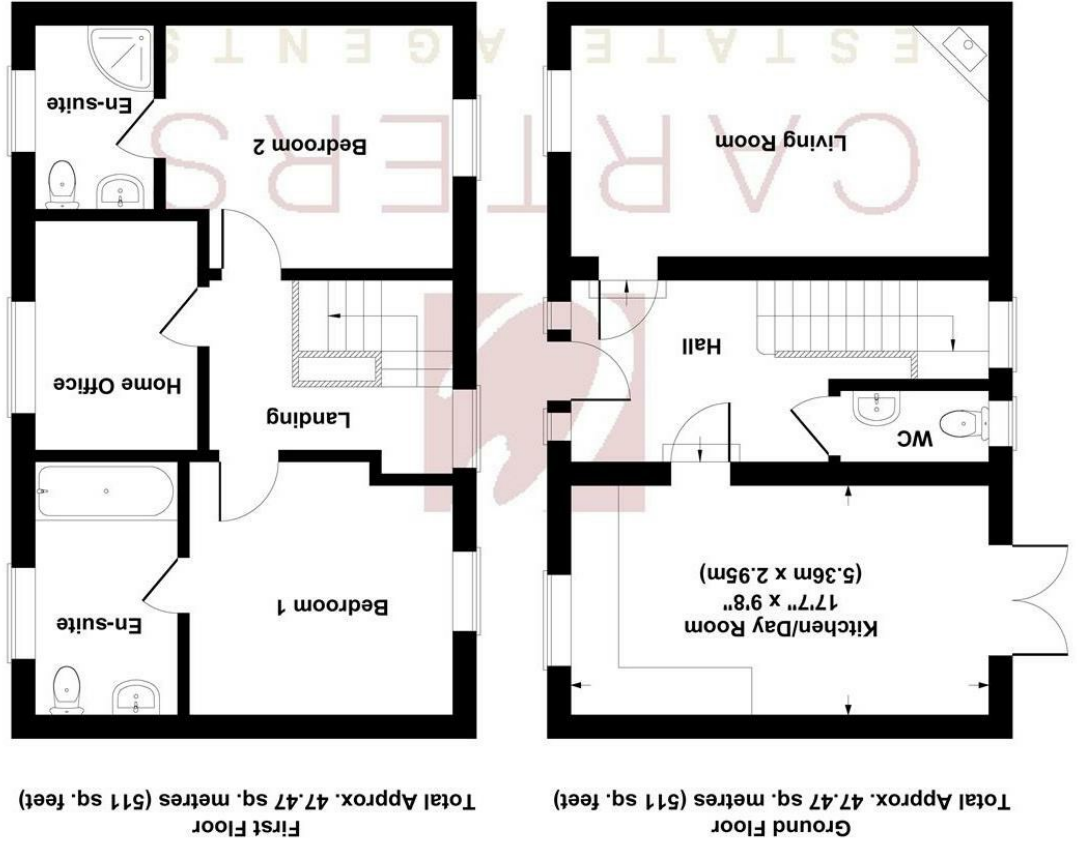


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

Not to Scale. Produced by The Plan Portal 2023  
 For Illustrative Purposes Only.



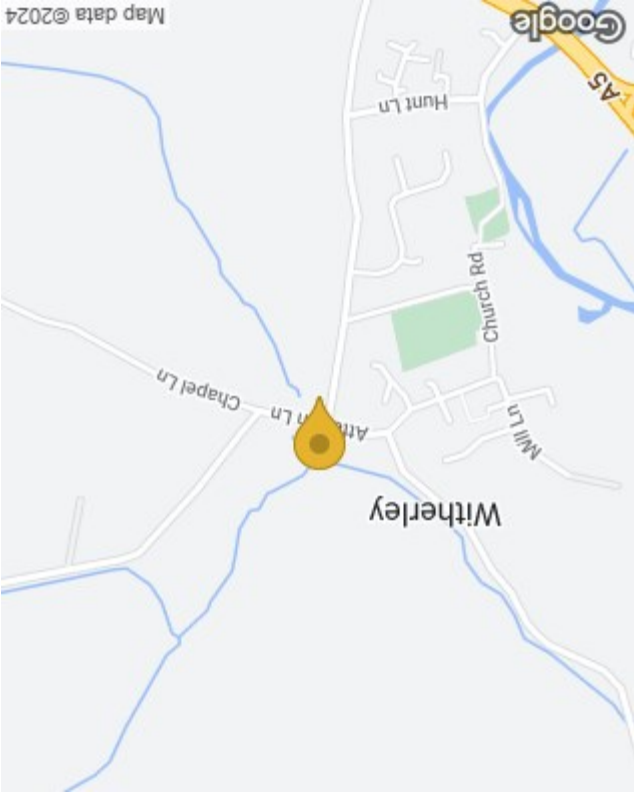
**Kennel Lane - Plot 3**  
 Total Approx. 94.94 sq. metres (1022 sq. feet)

Floor Plan

England & Wales	
EU Directive	Current
(92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G

Very energy efficient - lower running costs  
 Current  
 Not energy efficient - higher running costs

Energy Efficiency Graph



Area Map



Plot 3 Kennel Lane  
 Atherstone, CV9 3LJ  
 £325,000



## Plot 3 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.

Positioned within the intricately designed and gated 'courtyard' of the development, Plot 3 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 oak 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, filling the space with natural light. To the opposite side, the open-plan kitchen-dining room, with French doors providing



access to the garden, also benefits from a bespoke L-shaped kitchen area. Featuring quality modern country shaker-style units, Quartz worktops, inset Belfast sink, and a suite of integrated appliances, including a fridge and freezer, Bosch eye-level double oven, 5-burner gas hob, dishwasher, and wine fridge.

