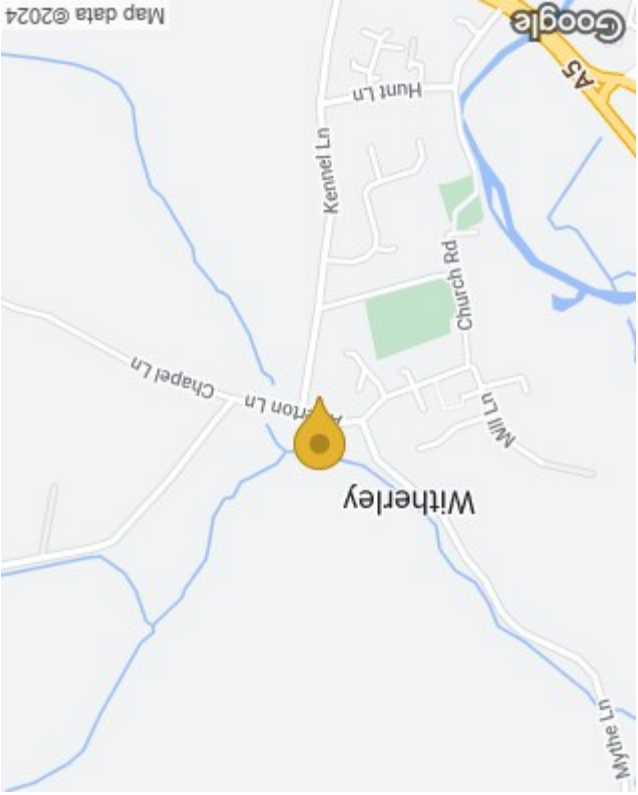


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

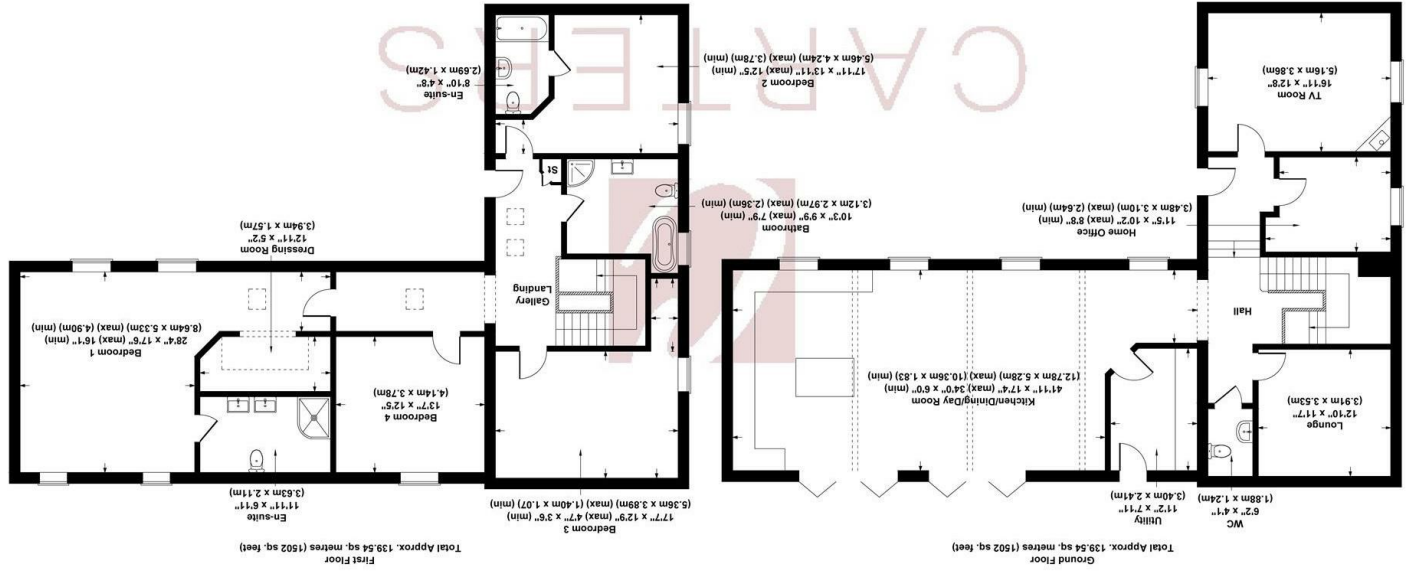
Please contact our Atherstone Office on 01827 215 100 if you wish to arrange a viewing appointment for this property or require further information.

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

Energy Efficiency Rating



Area Map



Floor Plan



Plot 4 Kennel Lane  
 Atherstone, CV9 3LJ

£695,000



# Plot 4 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.

Sitting prominently in the gated 'courtyard' of the development, Plot 4 offers an exclusive living experience, boasting an enviable position and fabulous views over Leicestershire countryside. The property, at approximately 3000 sq. ft., is incredibly spacious and intelligently designed, offering a range of flexible accommodation.

Upon entering the property through your bespoke hardwood door, from the central courtyard, you step into the impressive and spacious entrance hallway, marked by a striking oak staircase. The main living area in the property is designed incredibly and at the forefront of modern living, with a truly unique space at over



850 sq. ft. that hosts an open-plan kitchen-dining room, with two sets of bi-fold doors, creating a picture-perfect scene and a seamless link with the outdoors. A large bespoke horseshoe-shaped kitchen and grand matching island features 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. 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 and provides additional access to the property with a composite rear door.

