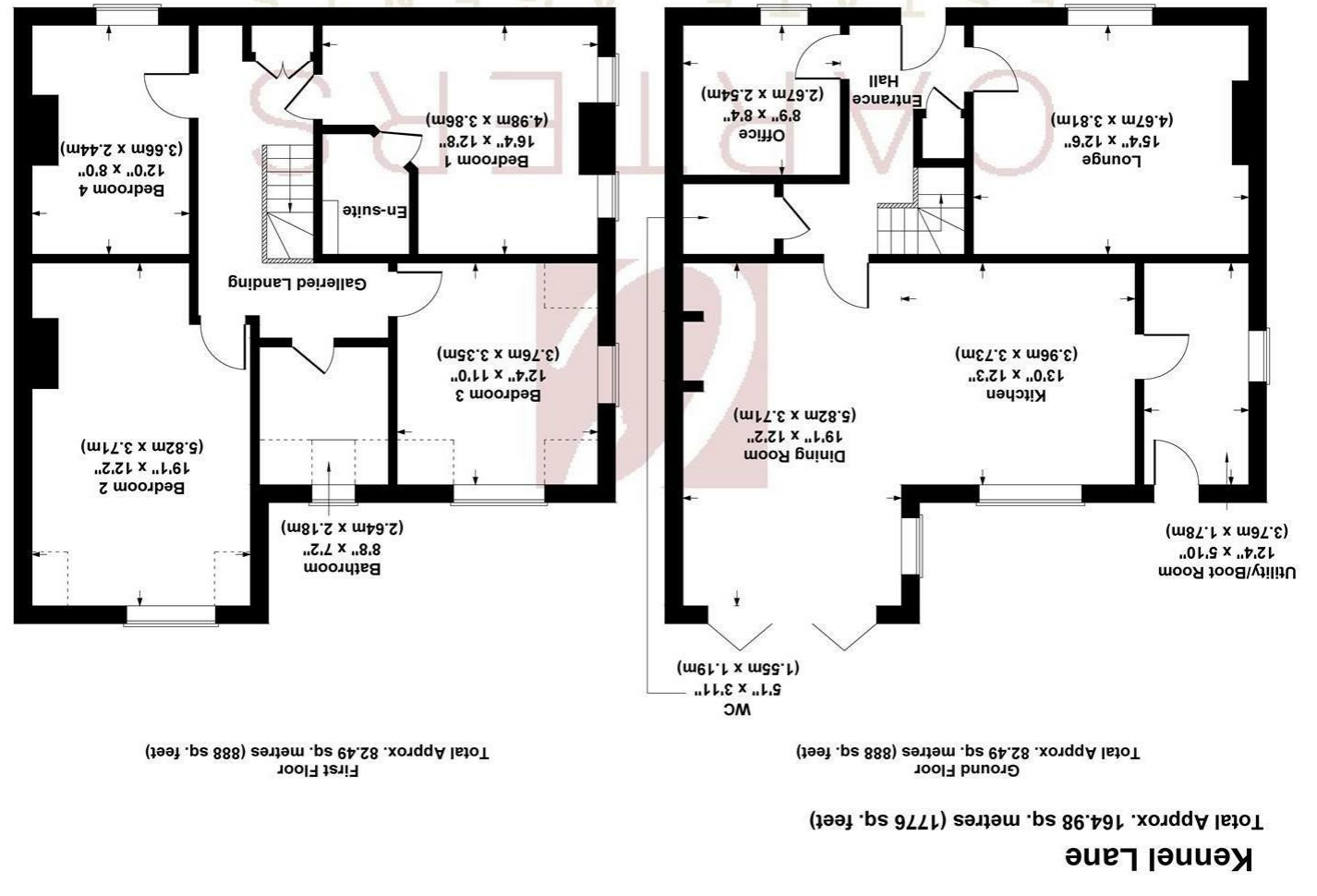




Plot 57 Kennel Lane
 Atherstone, CV9 3LJ
 £595,000

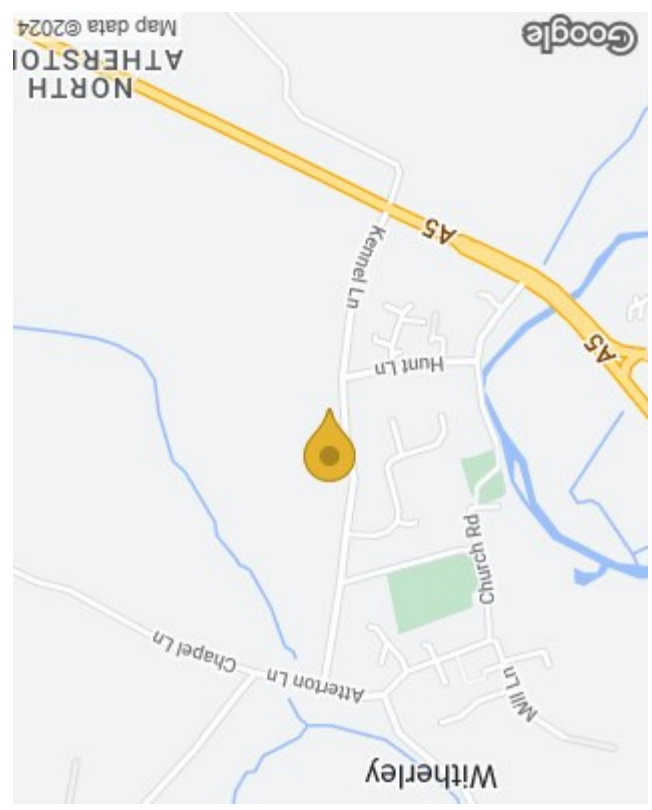


Floor Plan



Energy Efficiency Graph

England & Wales	
EU Directive	Current
Very energy efficient - lower running costs	A (92 plus)
Energy efficient	B (81-91)
Decent	C (69-80)
Needs improvement	D (55-68)
Energy inefficient	E (39-54)
Very energy inefficient - higher running costs	F (21-38)
Very poor energy efficiency	G (1-20)



Area Map

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

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

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.

Plot 57 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.

Upon entry through a bespoke hardwood door, you're welcomed into a beautifully illuminated entrance hallway. The ground floor offers an array of generous living spaces, including a cosy sitting room featuring a chimney, ideal for a log burner or gas fireplace, a versatile downstairs office or playroom, and a convenient cloakroom/WC.

Moving to the rear and extended portion of the property, you'll find an impressive L-shaped kitchen/dining room, complete with stunning bi-fold doors that open onto a remarkable patio area. The kitchen is a standout feature, boasting quality modern country shaker-style units with soft-close



doors and drawers, Quartz worktops, inset Belfast sink, and a range of integrated appliances. These include a fridge and freezer, Bosch eye-level double oven, 5-burner gas hob, built-in dishwasher, and a fitted wine fridge. Adjacent to the kitchen is a practical utility/boot room, equipped with additional floor and base units, a Belfast sink, and space for a washing machine and tumble dryer. The room is thoughtfully finished with bench seating to create a generous cloak/boot area, along with a door leading to the garden.

