

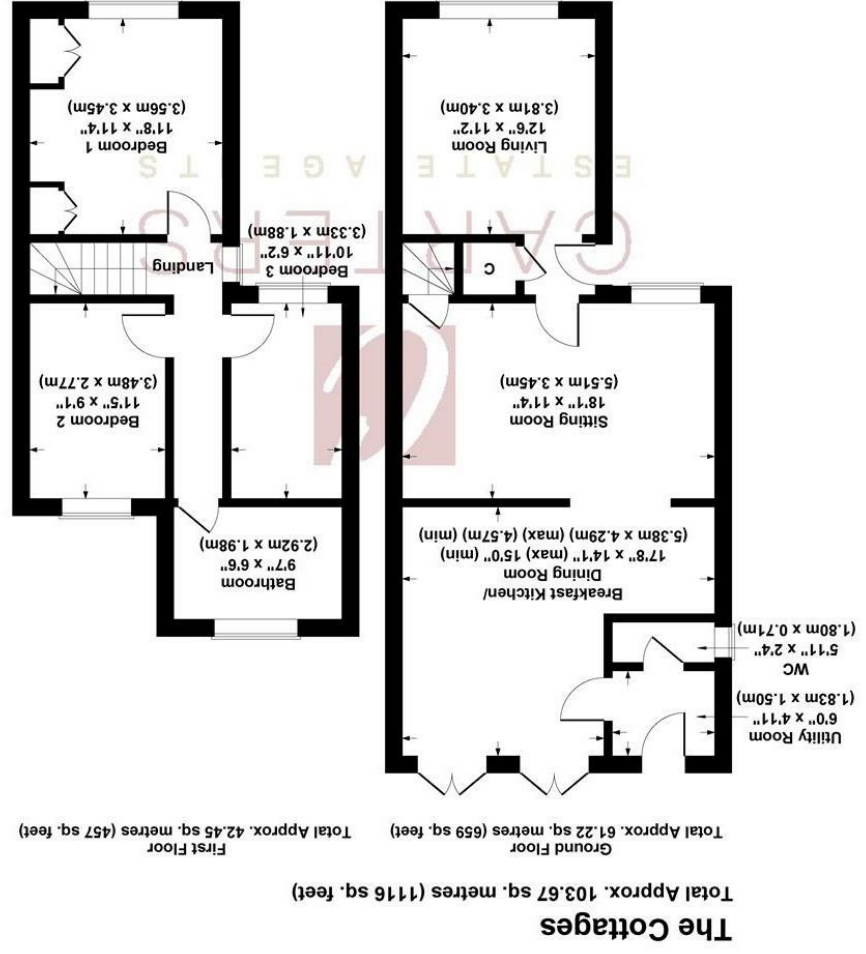


Windermere 3 The Cottages, Mill Lane
Atherstone, CV9 3RL

£485,000



Floor Plan



The Cottages
Total Approx. 103.67 sq. metres (1116 sq. feet)

Not to Scale. Produced by The Plan Portal 2024
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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.

England & Wales	
EU Directive 2002/91/EC	Current Rating
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 Graph



Area Map

Windermere 3 The Cottages, Mill
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Introducing 'Windermere,' a captivating late 1800s cottage located in the picturesque village of Sheepy Parva. Meticulously extended and modernised by its current owners, this stunning residence is part of a row of prestigious cottages, each uniquely designed. Set against a backdrop of farms and open spaces, Sheepy Parva is renowned for its tranquility and exclusive San Giovanni restaurant, offering scenic lakes and impressive countryside views.

The cottage seamlessly blends modern comforts with timeless character features. A thoughtfully designed extension at the rear introduces a contemporary open-plan kitchen adorned with a feature sky lantern. Throughout the interiors, high ceilings, decorative coving, high skirtings, and double-glazed sash windows create a sense of space and elegance. The property has been tastefully plastered, with gas central heating ensuring warmth throughout, complemented by underfloor heating in the kitchen.

Upon entering through the side, an inviting entrance lobby leads to the front sitting room with a charming fireplace. The separate living room effortlessly connects to the superb kitchen dining area, featuring a central island and quartz worktops. Tiled flooring



with underfloor heating, French doors to the rear, and a stunning lantern enhance the space. Built-in ceiling speakers and spotlights add to the modern appeal. Conveniently connected to the kitchen is a utility room with plumbing for a washing machine and access to a WC/guests' cloakroom.

