

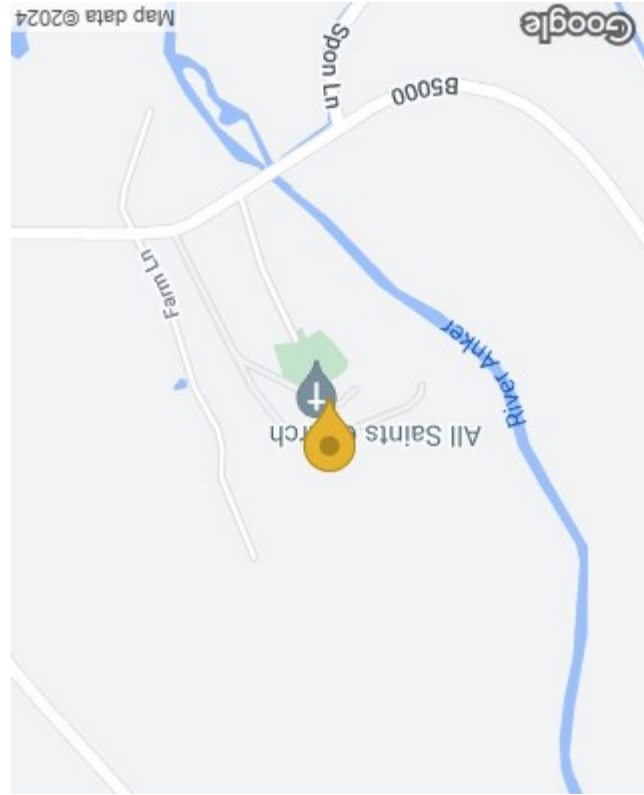
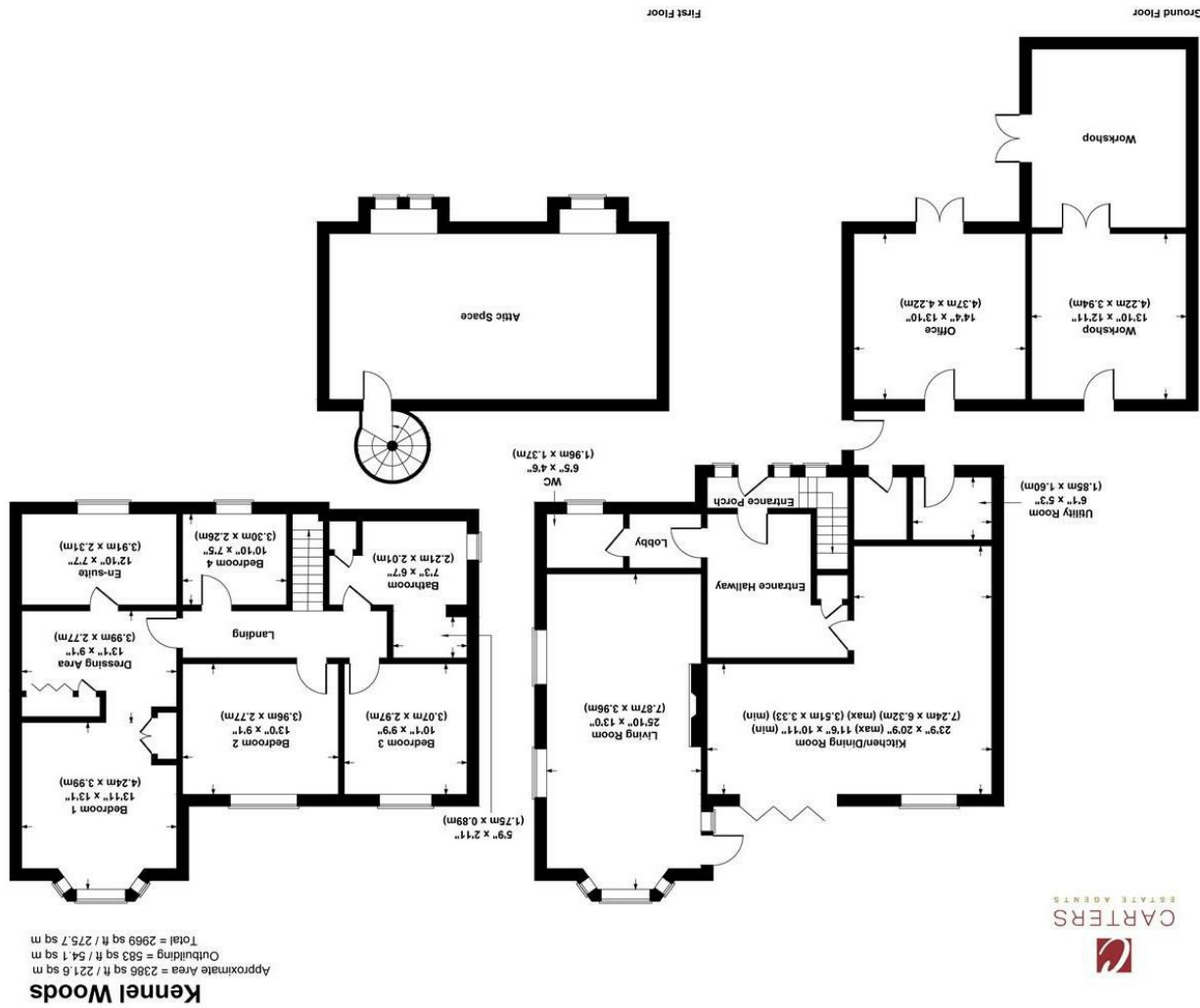


**Kennel Woods Grendon Hall Estate**  
Atherstone, CV9 3DP

£700,000

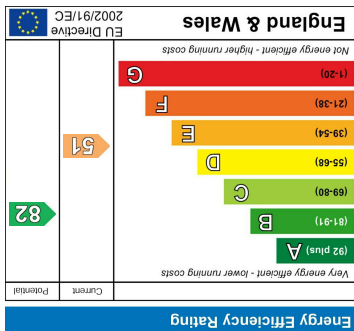


Floor Plan



Area Map

Energy Efficiency Graph



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 2024  
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# Kennel Woods Grendon Hall Est

Atherstone, CV9 3DP

Carters Estate Agents proudly presents 'Kennel Woods', a substantial four-bedroom detached property boasting a fantastic plot situated within the prestigious Grendon Hall Estate. Nestled on a private lane for two houses, with the picturesque backdrop of the All-Saints Church, this location offers both privacy and security.

The current owners have already made improvements to the property, yet there's ample scope for further alteration and development (subject to planning), catering to your individual desires.

Entering through the porch into a spacious hallway, you're greeted with a staircase leading to the first floor and access to a WC/guests cloak. The delightful living dining room features a bow window overlooking the garden, an open fire, and wooden flooring throughout. The L-shaped kitchen dining room boasts gloss units, granite worktops, integrated appliances, and bifold doors opening onto the garden. A utility room, with plumbing for a washing machine, leads off the kitchen.

The first floor accommodates four bedrooms. The main principal bedroom includes fitted wardrobes, a dressing area, and a modern en-suite bathroom with a



roll-top bath and double shower unit. Two additional double bedrooms are situated to the rear, with a fourth single bedroom to the front, sharing a modern bathroom.

Outside, the property is accessed via a private lane between Farm Lane and The Church access. The road forks off to the left and the neighbour has access over this access driveway plus there is a personal driveway provides parking for numerous vehicles, with gated access to the rear garden and a gate to a walkway. An outdoor office, two workshop areas, and oil tank storage are located adjacent to the utility room. Above this area, an outdoor spiral staircase leads to the attic space, utilised as a games area. The rear garden offers a sizeable plot with a mix of lawn, mature shrubs, trees, and a paved patio area.

