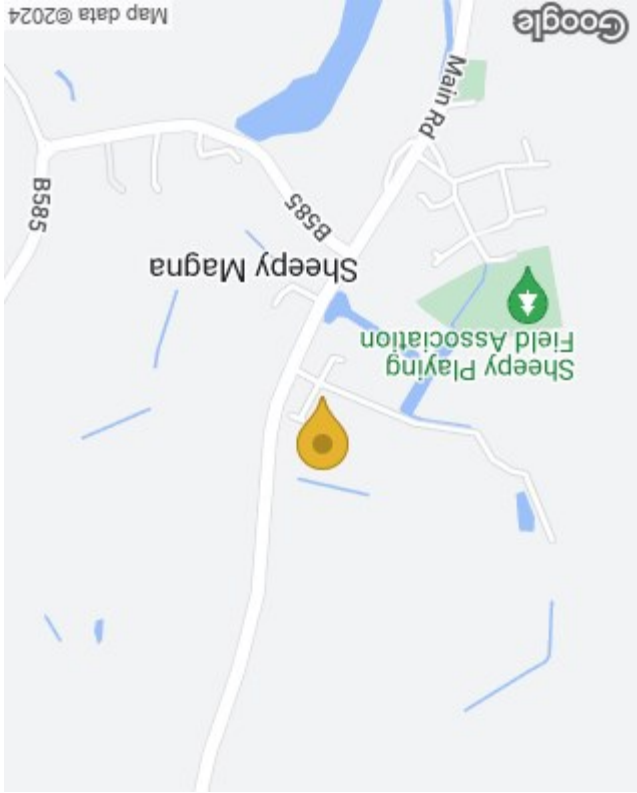


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

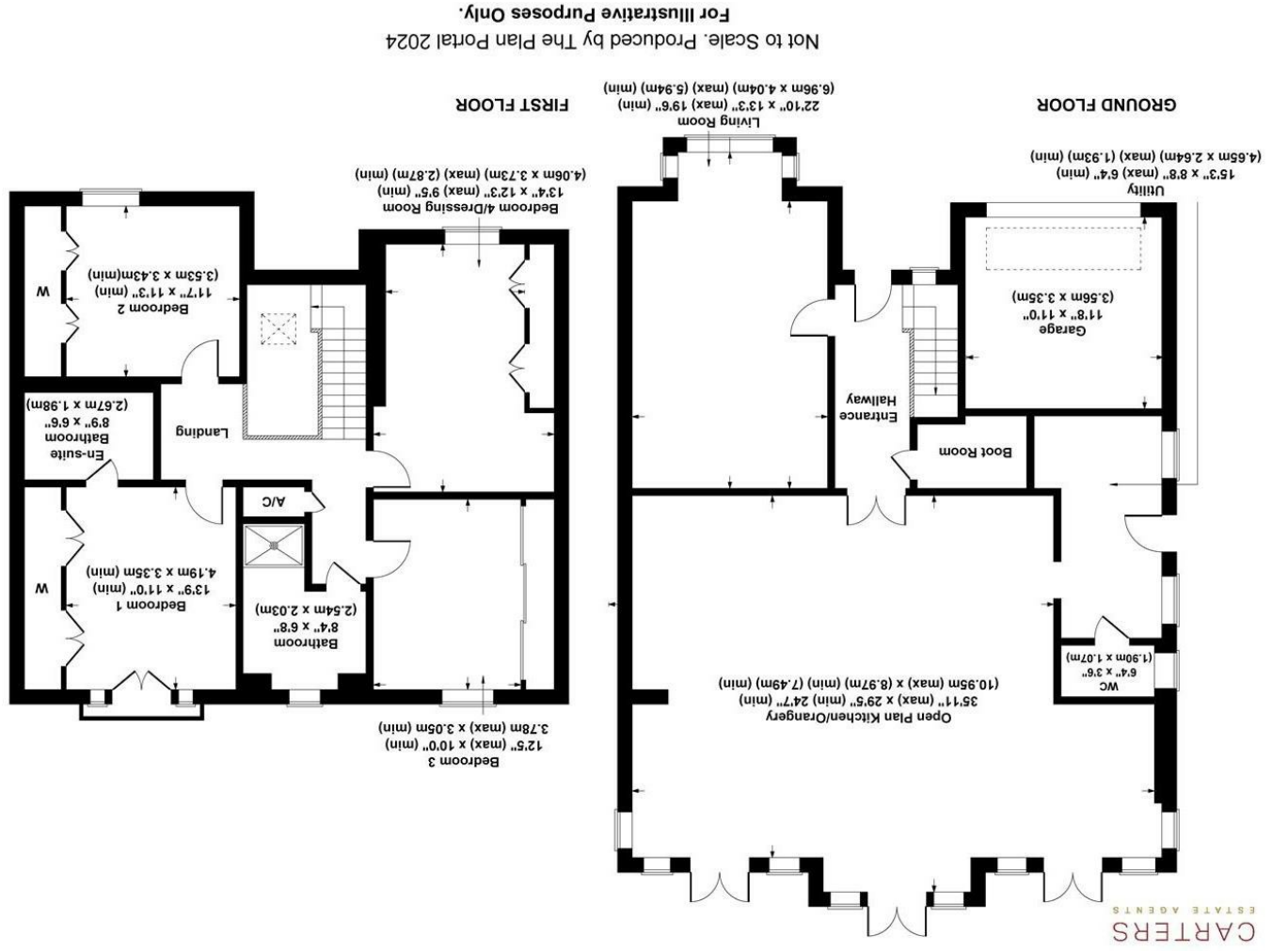
Please contact our Atherstone Office on 01827 215 100  
 if you wish to arrange a viewing appointment for this property or require further information.

England & Wales	
EU Directive	2002/91/EC
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)
Current	91
Target	85

Energy Efficiency Graph



Area Map



Rodney Gardens, Sheepy Magna  
 Approximate Area = 2678 sq ft / 248.7 sq m

Not to Scale. Produced by The Plan Portal 2024  
 For Illustrative Purposes Only.



Floor Plan



12 Rodney Gardens  
 Atherstone, CV9 3SY

£795,000



## 12 Rodney Gardens

Atherstone, CV9 3SY

Nestled in the sought-after Village of Sheepy Magna, this stunning four-bedroom detached property stands out as a gem in a charming cul-de-sac within a small, new-build development, offering picturesque countryside views at its rear. Crafted by Springbourne Homes, this residence boasts a distinctive 'one of a kind' design. Since its construction in 2018, it has undergone remarkable enhancements, notably with the addition of a breathtaking orangery to the ground floor. This impressive orangery seamlessly integrates the kitchen, dining, and living areas, providing a vast expanse of additional living space. The property also features upgraded windows and a widened driveway, enhancing both its parking capacity and curb appeal.

Upon entry, a striking entrance hallway welcomes you with an oak staircase and a vaulted ceiling. Beyond oak doors lies a well-appointed boot room and a spacious living room with a feature bay window. Passing through double doors, you're greeted by the pièce de résistance—an exquisite orangery offering views of the garden and beyond. Here, a stunning centre island with Silestone worktops and a sunken Kaelo bottle chiller takes centre stage. The bespoke kitchen boasts shaker-style units with



ingenious design elements, including a chimney and mantel design with a 5-ring inset induction hob and a Fisher & Paykel drinks cooler. Neff appliances, such as two 'slide and hide ovens,' a combination microwave, a coffee machine, and two warming drawers, cater to culinary enthusiasts. French doors open onto the garden, while two sky lanterns illuminate the space with natural light. A seamless transition leads to the utility room, equipped with plumbing for two washing machines, matching units, and a WC/guest cloakroom.

