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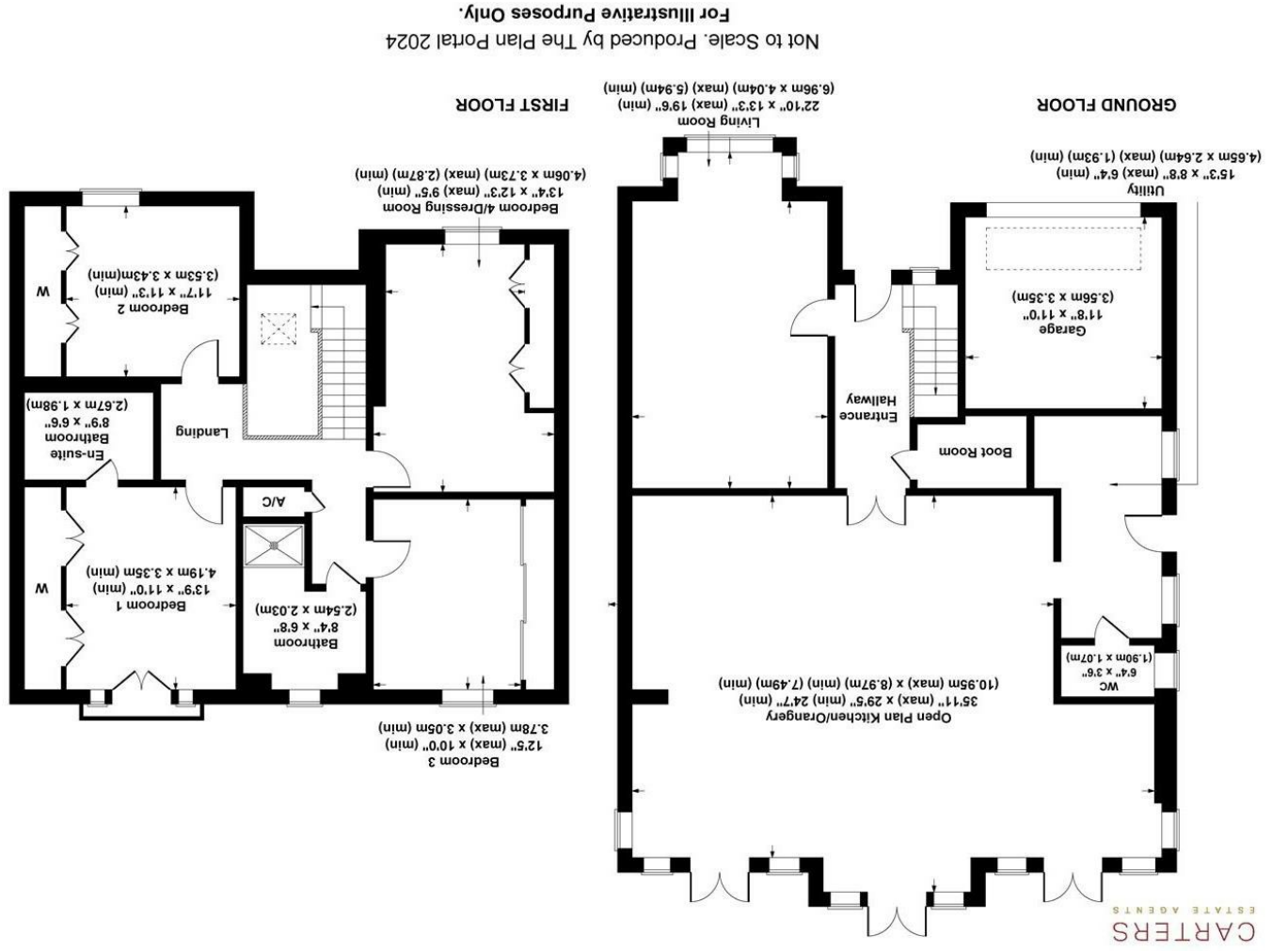
Please contact our Atherstone Office on 01827 215 100
 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Current	Potential
91	85
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Energy Efficiency Graph



Area Map



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

Floor Plan

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



12 Rodney Gardens
 Atherstone, CV9 3SY
 £775,000

4 2 1 B

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.

