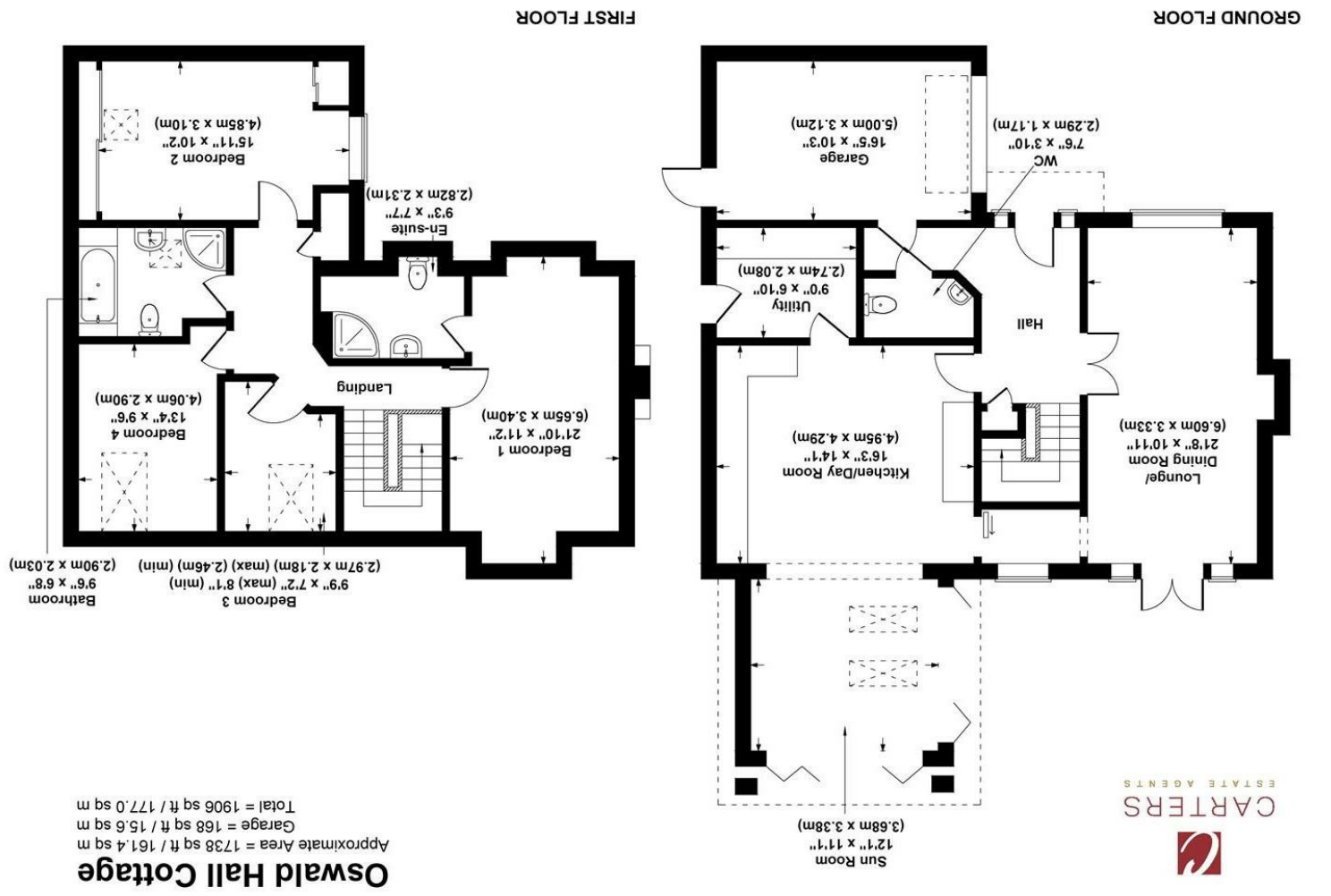


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

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

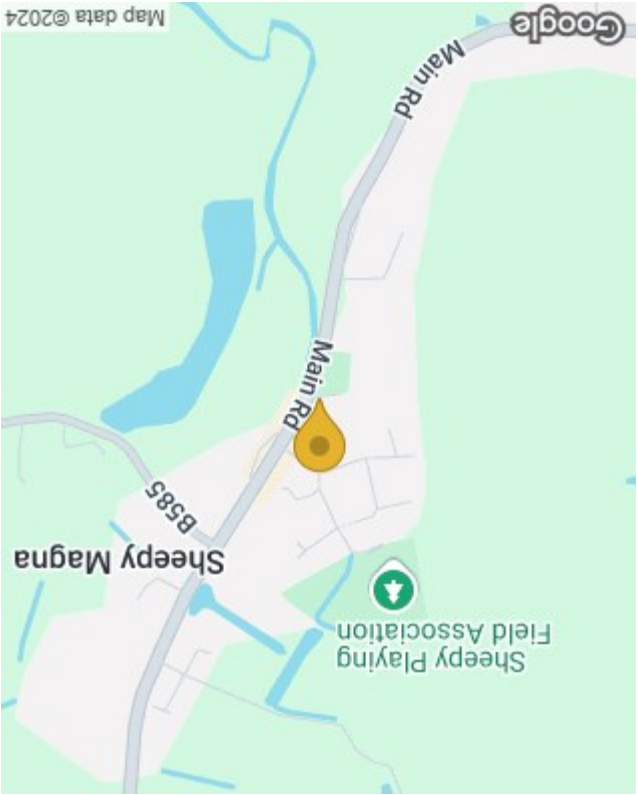


Floor Plan

Energy Efficiency Rating	
Current	Potential
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

EU Directive 2002/91/EC
 Not energy efficient - higher running costs

Energy Efficiency Graph



Area Map



Oswald Hall Cottage Church Lane
 Atherstone, CV9 3QS
 Offers Over £600,000

4
 2
 2
 COUNCIL TAX BAND

Oswald Hall Cottage Church Lane
Atherstone, CV9 3QS

Welcome to this extraordinary four-bedroom detached property, beautifully designed and constructed in 2020. Nestled in the charming village of Sheepy Magna, surrounded by rolling countryside and working farmland, this spacious family abode offers an idyllic retreat in a secluded yet accessible location in the heart of picturesque rural Leicestershire.

This impeccably and meticulously maintained home is truly turnkey, showcasing modern construction that complies with the latest building regulations. Notably, the property operates without a gas supply, with heating and hot water provided by an efficient air source heat pump.

Energy efficiency is a hallmark of this residence, boasting a commendable EPC rating of C. This efficiency is enhanced by a Nest thermostat temperature control system, underfloor heating on the ground floor, high-specification double-glazed windows, and a rainwater harvesting system.

Upon entering, you're greeted by a beautiful and inviting entrance vestibule and hallway, bathed in natural light from windows at the rear of the property. A central hardwood staircase, a masterpiece of design, proudly sits at the centre of the home. The tasteful



tilled flooring provides access to all ground-floor accommodation. To the left, through double hardwood doors, you enter a spacious dual aspect living room. This elegant space features French doors leading to the garden and a multi-fuel burner with a charming brick surround, adding character and warmth.



The heart of the home lies in the stunning open-plan kitchen, dining, and living area—a true showstopper. This modern kitchen boasts a range of wall and base units, a central island with a breakfast bar seating six, and an array of high-end appliances including an electric range cooker, extractor, integrated microwave, dishwasher, integrated double-width drinks cooler, a purpose-built space for a full-length American-style fridge freezer with a plumbed water supply, and an inset ceramic sink.

