



The Old House

Guide Price £700,000

Positioned on the edge of the picturesque and highly sought-after village of Witherley, The Old House is a striking Grade II Listed Georgian residence brimming with character and charm. Nestled on the border of Warwickshire and Leicestershire, this impressive family home combines historic elegance with modern practicality, offering expansive and versatile space ideal for entertaining and family living alike.



THE CHERWELL AGENT
VILLAGE & COUNTRY HOMES



The Old House

Witherley, CV9

- GII Listed Georgian building
- Just under 3,500 sq ft
- Popular village location
- Tenure Freehold
- 8 bedrooms
- Summerhouse / separate office
- Versatile accommodation with potential
- Council tax band G



The Old House boasts an abundance of beautifully appointed features across its generous internal layout. 6 double bedrooms, 4 with en-suites plus 2 single bedrooms, 2 separate shower rooms and a family bathroom.

Throughout the home, a wealth of period features showcase its rich Georgian heritage, including elegant proportions, high ceilings, and original architectural details. These are thoughtfully blended with modern conveniences, ensuring the property is as functional as it is beautiful.

At its heart is a large breakfast kitchen with Falcon range cooker, thoughtfully designed for family gatherings and entertaining. This space is complemented by a formal dining room and a spacious sitting room, all of which flows perfectly for hosting guests or enjoying quiet evenings.

Two traditional Georgian front reception rooms with open fireplaces offer flexibility, one currently used as a snug and the other as a further bedroom. Two utility rooms, a downstairs shower room, and a separate WC provide practical touches for day-to-day living.

Outside, the property is equally impressive. A picturesque courtyard garden offers a private retreat, ideal for al fresco dining or unwinding in a serene setting. There is also a converted summer house, originally a stable, the summerhouse extends the garden's usability, creating an inviting space for relaxation or entertainment throughout much of the year.

At the rear of the property, there is substantial gravelled parking area which accommodates multiple vehicles, while adjacent storage space adds practicality.

Witherley is a picturesque village situated on the border of Warwickshire and Leicestershire, offering a peaceful rural setting while maintaining easy access to nearby towns. The village boasts a strong sense of community, a well-regarded local pub, a beautiful historic church and scenic countryside views, making it a popular choice for those seeking a quiet yet connected lifestyle. Witherley is conveniently located near the historic market town of Atherstone, providing access to shops, schools, and amenities, while excellent transport links offer easy travel to larger cities such as Birmingham and Leicester. Nearby train stations offer swift and regular routes into London.

This is an exceptional opportunity to own a property that offers not just a home, but a lifestyle steeped in history, comfort, and charm.

Tenure:	Freehold
Local Authority:	Hinkley & Bosworth
Council Tax Band:	G
Utilities:	Mains electric, gas, drainage & water.



The Old House, 30 Watling Street, Witherley, CV9 1RD

Approximate Gross Internal Area

Main House = 291 Sq M/3133 Sq Ft

Summer House/Store = 27 Sq M/291 Sq Ft

Total = 318 Sq M/3424 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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