



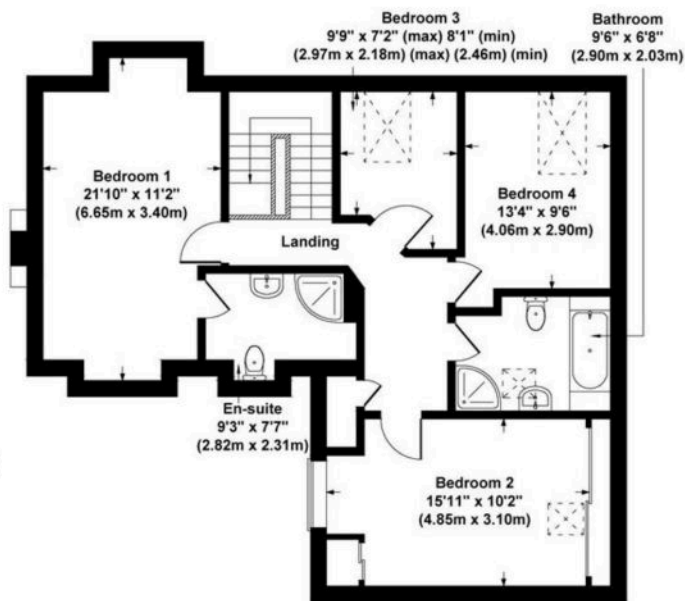
3a Church Lane, Sheepy Magna

Atherstone

£600,000

Oswald Hall Cottage

Approximate Area = 1738 sq ft / 161.4 sq m
Garage = 168 sq ft / 15.6 sq m
Total = 1906 sq ft / 177.0 sq m



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

3a Church Lane

Sheepy Magna, Atherstone

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.



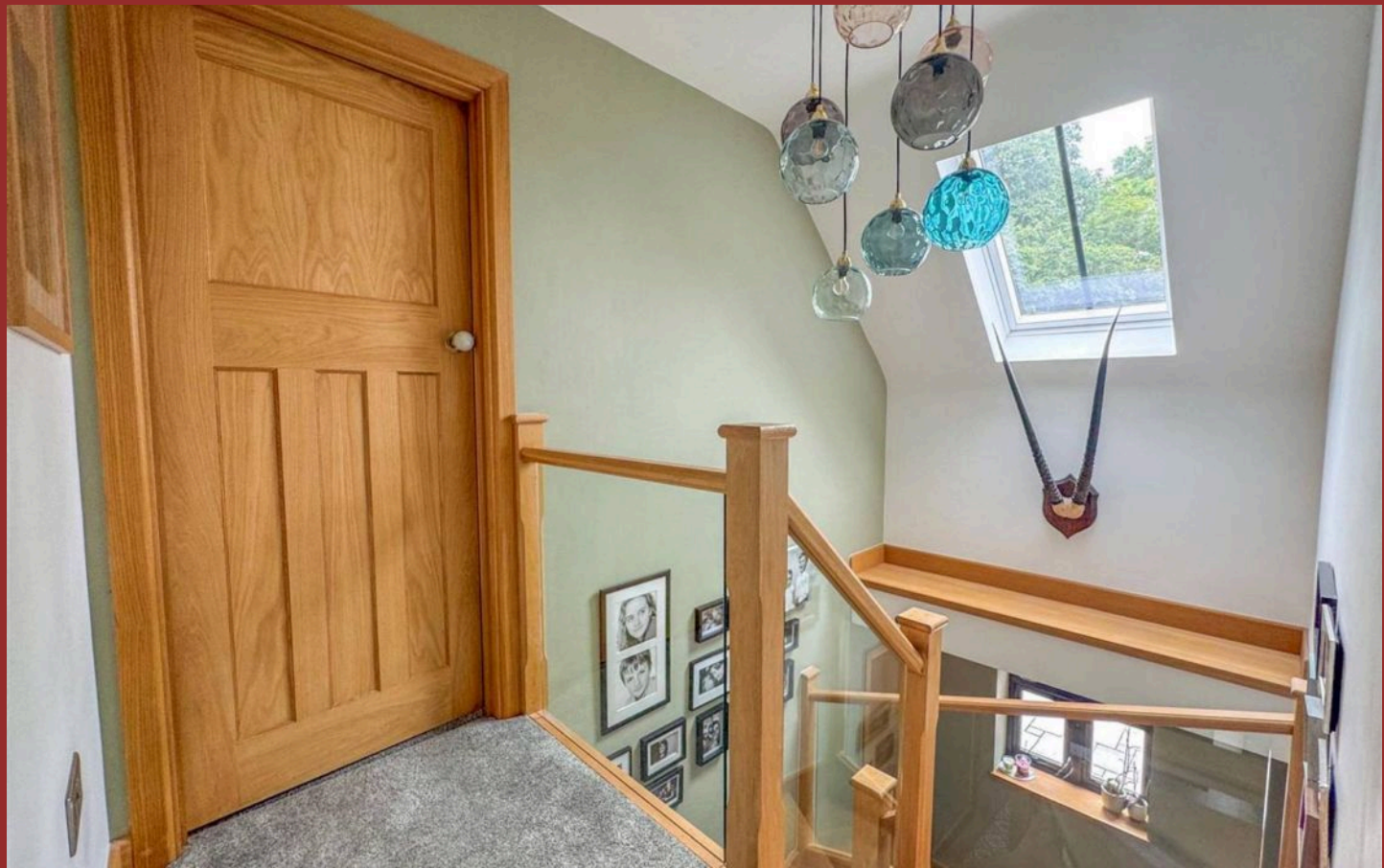
3a Church Lane

Sheepy Magna, Atherstone

Outside, the property is tucked away off the main Twycross road, accessed via a secluded road called Church Lane, used only by neighbouring properties and to access the church. A large, enclosed driveway provides ample parking for multiple vehicles, with convenient access to a single garage with an electric door and internal access to the property. The meticulously landscaped rear garden features a manicured lawn, paved patio, and flower beds. The external boundary is lined with mature trees and hedging, offering a tranquil haven perfect for outdoor relaxation and entertaining. This exquisite home is a perfect blend of modern luxury and rural charm, providing a unique and desirable living experience. Don't miss this extraordinary opportunity—schedule your viewing today to fully appreciate all that this stunning property has to offer.

Council Tax band: E

Tenure: Freehold





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