



Stable View, The Elms Courtyard, Austrey Road, Warton, B79 0HG

HOWKINS &
HARRISON

Plot 2, Stable View
The Elms Courtyard, Austrey Road,
Warton, B79 0HG

Asking Price: £700,000

Available to view & reserve from January 2024 Nestled on the edge of the sought after village of Warton, Plot 2 Stable View, forms part of a small select development of just nine individual homes in a courtyard setting with surrounding countryside views.

Each home has been built to a high specification throughout and enjoys a semi rural location.

Internally you will find spacious and light filled homes benefitting from high ceilings, multi functional spaces, a 10 year warranty, quality high specification kitchens and work surfaces. All bathrooms are furnished with premium brand contemporary sanitary ware and homes are finished with landscaped gardens and private driveways.



Features

- Blend of modern and classic farmhouse design
- Dual aspect uninterrupted countryside views
- South Westerly facing rear garden overlooking paddock
- Stunning triple height entrance hall
- High quality internal specification with unique features such as internal glazing
- Large open plan kitchen/living/diner with double height feature space and extensive glazing
- Carefully selected modern light fittings throughout
- Rear landscaped garden, above average size for a new build site.



Location

Located in the delightful village of Warton which has many walks through surrounding open countryside, a thriving village with public house, village school and catchment of the well sought after Polesworth School. Warton is situated in close proximity to Atherstone and Tamworth within easy reach of the A444 trunk road with direct links onto the M42 motorway and the A5 and is therefore ideal for commuters.

Atherstone- 3.7 miles

Tamworth – 4.4 miles

Polesworth - 1.1 miles

Leicester - 21.8 miles

Derby - 32.7 miles

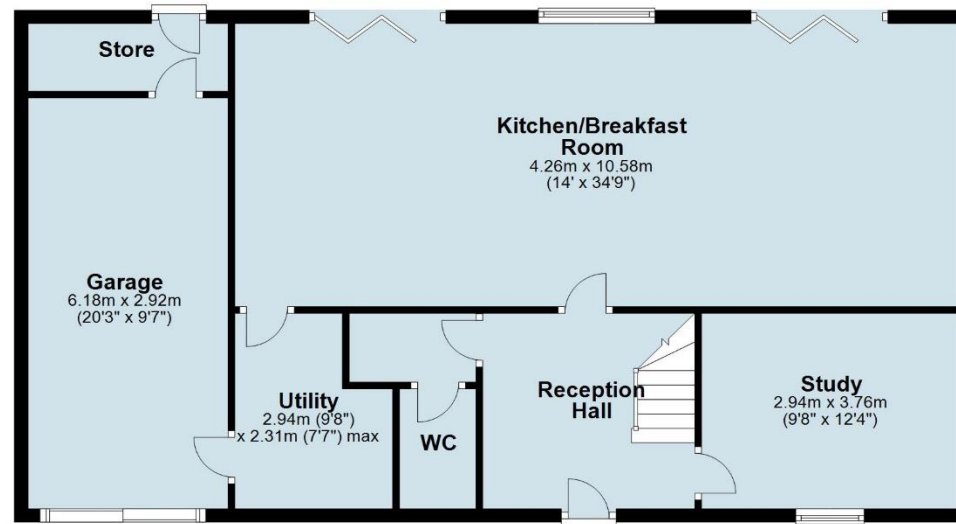
Nottingham - 32.3 miles

East Midlands Airport - 21.3 miles

Birmingham Airport - 21.0 miles

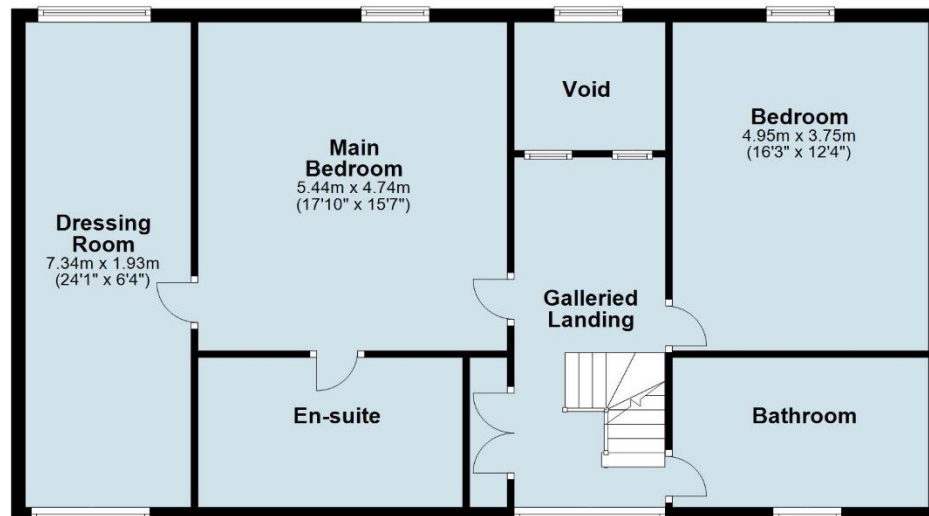
Ground Floor

Approx. 99.3 sq. metres (1069.0 sq. feet)



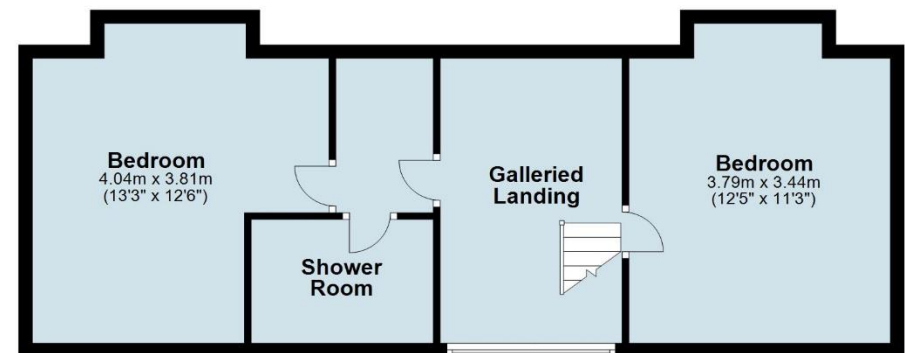
First Floor

Approx. 97.9 sq. metres (1054.1 sq. feet)



Second Floor

Approx. 53.8 sq. metres (578.7 sq. feet)



Total area: approx. 251.0 sq. metres (2701.8 sq. feet)



Specification

- Double high feature ceiling voids
- Underfloor heating throughout the ground floor and bathrooms.
- High end Firmfit vinyl flooring
- First impressions/Abingdon carpets
- Hansgrohe taps/showers
- Roca sanitaryware
- Quality fitted kitchen and utility rooms
- Bosch appliances
- Vented induction hob, quartz work surfaces
- Warming drawer, boiling tap & wine cooler
- Bespoke media and niche walls
- Worcester energy and emission efficient boiler
- Electric car charging point
- Further details available on individual viewings



Description

Forming part of this small select development, this courtyard property offers open plan living accommodation, arranged over three floors. Off the entrance hall is a cloakroom study or snug room. The open plan area is the real highlight of the property. With bi-folding doors to the rear elevation of this space, the property enjoys countryside views and boasts an abundance of natural light aided by the vaulted ceiling. The log effect electric fire completes this space.

From the main entrance hall the staircase leads to a galleried landing with vaulted ceiling overlooking the courtyard with the addition of skylight windows to offer an abundance of natural light. The principal bedroom, accompanied with a large dressing room and en-suite bathroom, enjoys amazing views of both the courtyard and the countryside. The first floor also houses another spacious bedroom and a main bathroom with a bath and shower.

The second floor comprises two excellent sized bedrooms both having skylight windows to the rear elevation and a separate shower room serving both rooms.

Externally, the property is approached via a double gated entrance leading into this small select courtyard development. The property includes an oversized garage with power, light and electric car charging point. The rear garden is mainly laid to lawn backing onto open countryside.



Outside

Externally, the property is approached via a double gated entrance leading into this small select courtyard development. The property includes an oversized garage with power, light and electric car charging point. The rear garden is mainly laid to lawn backing onto open countryside.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

Council Tax

TBC



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.