



The Farmhouse, The Elms Courtyard, Austrey Road, Warton, B79 0HG

HOWKINS &
HARRISON

Plot 1, The Farmhouse,
The Elms Courtyard, Austrey Road,
Warton, B79 0HG

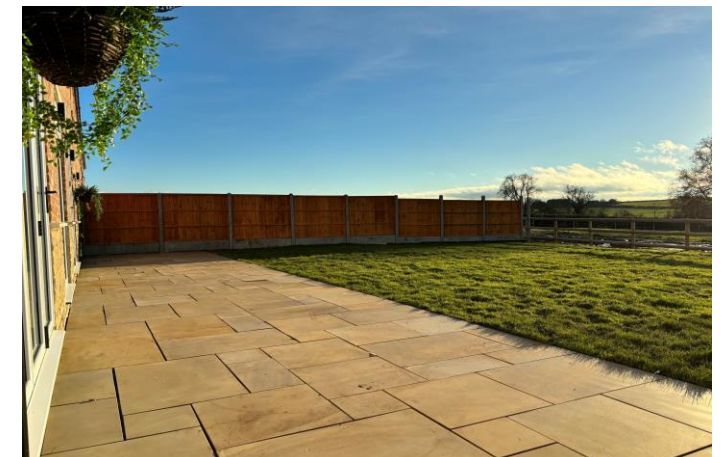
Offers in excess of £800,000

Available to view & reserve now

Nestled on the edge of the sought after village of Warton, Plot 1, The Farmhouse forms part of a select development of just nine individual homes in a courtyard setting with surrounding countryside views with completion due in March 2024.

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 land
- Underfloor heating to ground floor
- Stunning double height dual entrance hall
- High quality internal specification with unique features such as pocket doors, internal glazing and boiling tap
- Quality fitted kitchen and utility rooms with features including vented induction hob and quartz work surfaces
- Large open plan kitchen/living/diner with double height feature space and extensive glazing
- Carefully selected modern light fittings throughout
- Premium brand Roca, Hansgrohe, Lusso Stone sanitary ware.
- Rear landscaped garden, above average size for a new build site.
- South West facing landscaped garden



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

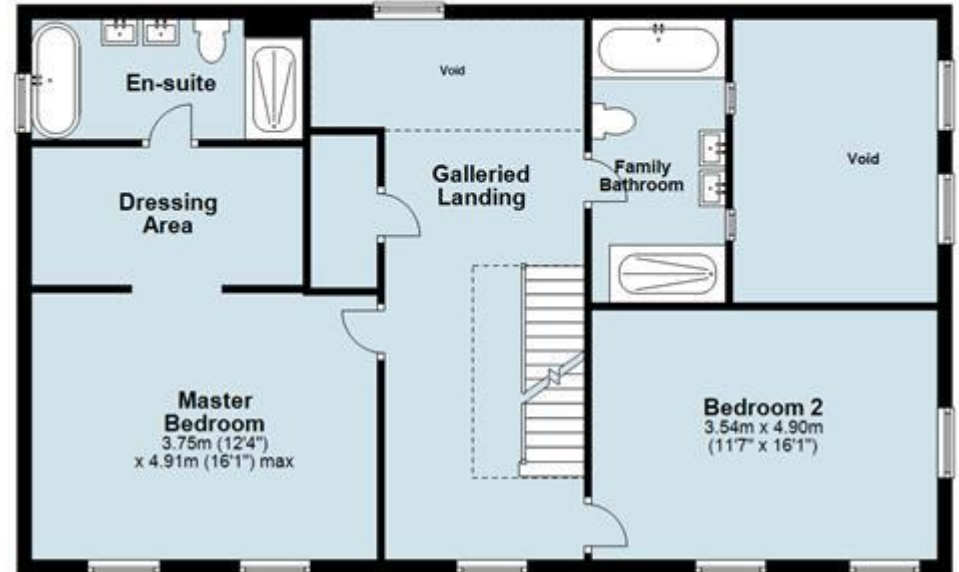
East Midlands Airport - 21.3 miles

Birmingham Airport - 21.0 miles

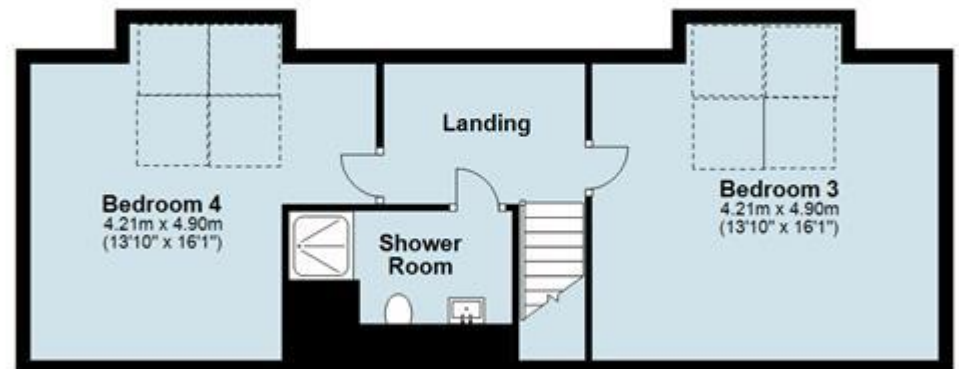
Ground Floor



First Floor



Second Floor





Description

A brand new detached family home offering open plan living accommodation, arranged over three floors. The home features a generous open plan living, dining kitchen/breakfast room. The vaulted ceiling allows light to flood in throughout the day. Included are a range of quality fitted kitchen units and a matching utility room. Bi-folding doors open out onto the rear garden. Off the entrance hall and rear entrance is a cloakroom WC, separate sitting room and study.

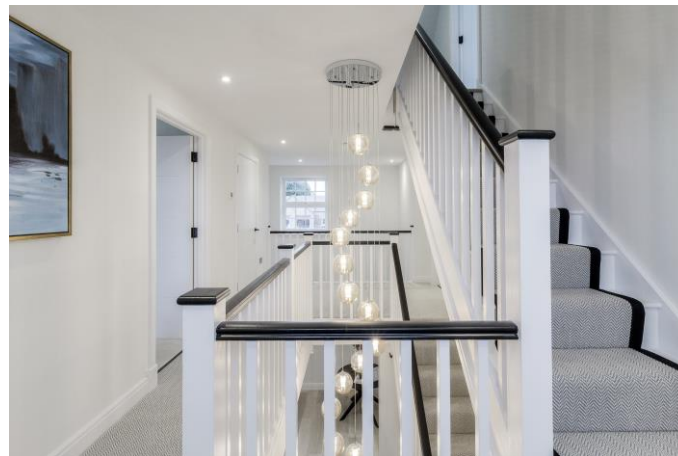
On the first floor you will find a large open galleried landing leading to two excellent sized bedrooms. The main bedroom has an en-suite, dressing room. Also located on the first floor, is a family bathroom. The second floor houses two further bedrooms and a shower room.

Externally, the Farmhouse has a large attached garage and driveway. The property enjoys panoramic views.



The Farmhouse Specification

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





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



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

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.



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