



94 Main Road, Sheepy Magna, Warwickshire, CV9 3QU

HOWKINS &  
HARRISON

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Sheepy Magna,  
Warwickshire, CV9 3QU

Guide Price: £875,000

An impressive, newly built five bedroom detached property, backing onto open fields and enjoying countryside views. Situated within the sought after village location of Sheepy Magna, the property offers well proportioned open plan living space amounting to just over 2600 sqft with light and airy rooms, an imposing entrance, off road parking for several vehicles and a delightful rear garden.

An early internal viewing is strongly recommended.

### Features

- Newly built detached property, over 2600 sqft
- Countryside views
- Imposing entrance hall
- Large open plan kitchen breakfast/family room
- Study/snug and dual aspect sitting room
- Useful utility room and cloakroom WC
- Five excellent size bedrooms
- Two of the bedrooms have en-suite facilities
- Under floor heating
- Delightful rear gardens



## Location

Sheepy Magna is a delightful village located close to the Leicestershire and Warwickshire border. In the village there is a primary school classified as outstanding in the latest ofsted inspection, a church, public house, the famous San Giovanni restaurant and fishing lake. Schools nearby include the highly regarded Dixie Grammar located at the nearby town of Market Bosworth and Twycross House school is also close by. The nearby towns of Athertone and Market Bosworth between them offer a wealth of shopping opportunities, health care surgeries, sports clubs and eateries. There is excellent access to the motorway network via the A5.

Atherstone - 2.1 miles

Market Bosworth - 6.2 miles

Coventry - 19.1 miles

Leicester - 19.0 miles

Birmingham international airport - 20.9 miles



## Accommodation Details - Ground Floor

Enter into an Imposing entrance hall with staircase rising to the first floor landing, tiled flooring under floor heating, vaulted ceiling with sky light windows. Double opening doors lead through to a superb open plan kitchen/ breakfast/family room with the kitchen area boasting a comprehensive range of level base units, quartz preparation surfaces with complimentary uplifts, boiling tap, Belling range cooker with extractor hood above, integrated wine cooler and integrated dishwasher. A matching chef island/ breakfast bar with quartz surface, cupboards and drawers below, tiled flooring again with under floor heating and sliding doors opening out to the rear garden giving views over the fields beyond. Also from the main entrance hall are doors leading to the study/snug with double glazed window to side elevation, inset ceiling lighting, under floor heating and a spacious dual aspect lounge with double glaze windows to the front elevation and side elevations, a feature fireplace, wall lights ceiling cornice and a continuation of the under floor heating. Finally completing the ground floor is a cloakroom WC with wash hand basin and complimentary tiling and a useful utility room also having a range base units, single sink unit, door to side access and door leading off to cupboard housing the gas fired central heating boiler and hot water cylinder.





## First Floor

From the main entrance hall, a staircase rises to the first floor landing with galleried balustrade and doors off to:- five excellent size bedrooms, the main bedroom boasting a Juliet balcony to the rear elevation, enjoying countryside views and a dressing area providing a range of fitted wardrobes alongside an en-suite shower room. Bedroom two has the luxury of an apex double glazed window to front elevation also enjoying countryside views and an en-suite shower room. The three further bedrooms are spacious doubles and the family bathroom has an oval shaped bath with mixer shower attachment.

## Outside

Externally to the front of the property is a large block paved driveway providing ample off street parking leading to the integral double garage which has an electrically operated door, power and light supply and personnel door to the side. The rear garden is mainly laid to lawn with mature borders and a paved patio, backing onto an open field and adjoining countryside.





## Viewing Arrangements

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

## Fixtures and Fittings

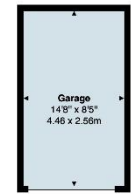
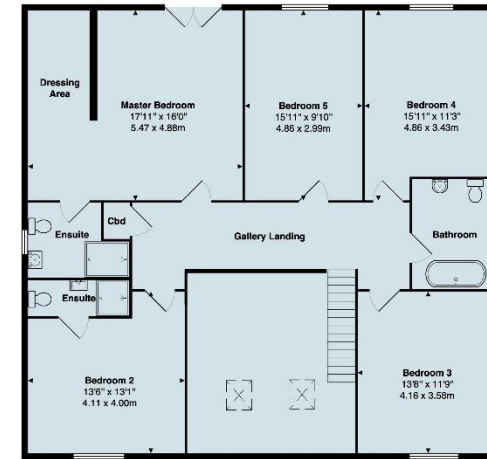
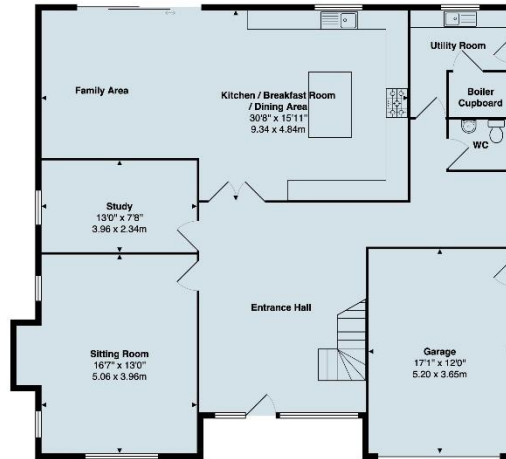
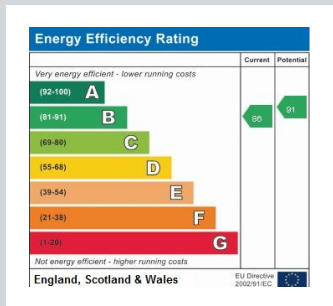
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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 Council Tax Band - E



Total Area: 2661 ft² ... 247.2 m² (excluding garage)  
All measurements are approximate and for display purposes only

## Howkins & Harrison

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