



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

HOWKINS &  
HARRISON

Plot 5, Cedar View  
The Elms Courtyard, Austrey Road,  
Warton, B79 0HG

Asking Price: £825,000

Available to view & reserve Now. Nestled on the edge of the sought after village of Warton, Plot 5 Cedar 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
- Stunning Double height entrance hall
- High quality internal specification with unique features such as built in bookshelves and media walls.  
Large open plan kitchen/living/diner with large electric fireplace and extensive glazing
- Carefully selected modern light fittings throughout
- Rear landscaped garden, above average size for a new build site.

## Specification

- Double high feature ceiling voids
- Underfloor heating throughout the ground floor and bathrooms
- High end Karndean flooring
- First impressions/Abingdon carpets
- Hansgrohe taps/showers
- Roca sanitaryware
- Quality fitted kitchen and utility room
- Vented induction hob, quartz work surfaces, boiling tap & wine cooler
- Bespoke media and niche walls
- Approximately 3000sqft accommodation
- Worcester energy and emission efficient boiler
- Electric car charging point
- Further details available on individual viewings



## 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

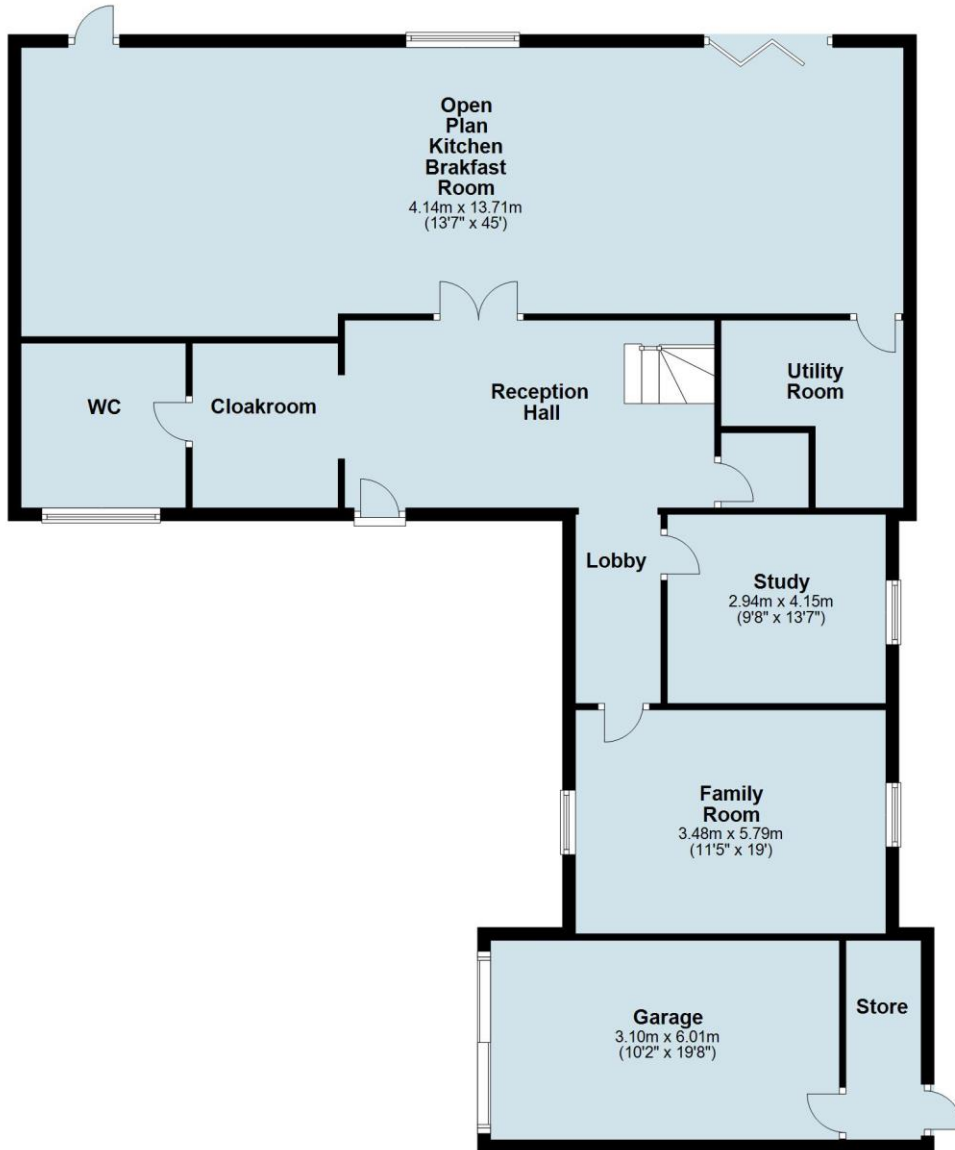
Polesworth - 1.1 miles, Leicester - 21.8 miles

Derby - 32.7 miles Nottingham - 32.3 miles

East Midlands Airport - 21.3 miles, Birmingham Airport - 21.0 miles

### Ground Floor

Approx. 149.5 sq. metres (1609.1 sq. feet)



### First Floor

Approx. 125.9 sq. metres (1355.2 sq. feet)





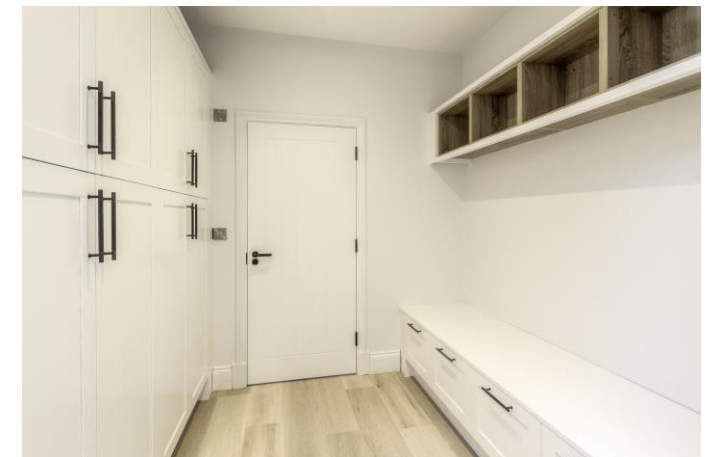
## Description

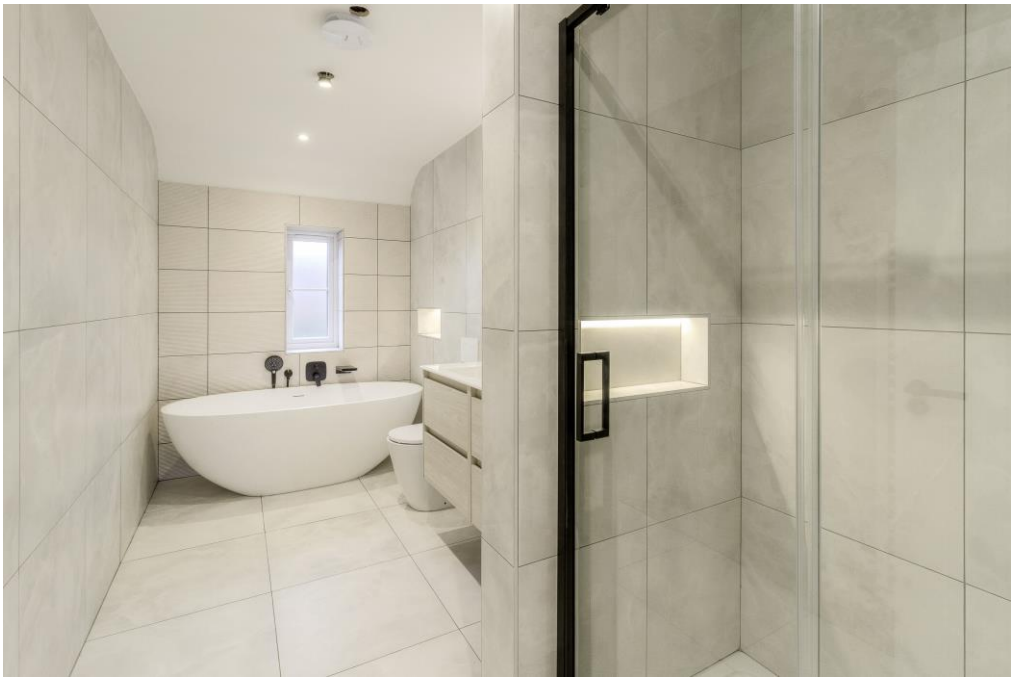
Situated within the courtyard, this approx. 3000sqft property offers open plan living accommodation, arranged over two floors. Off the entrance hall is a grand cloakroom, boot room and storage room. The property opens up to a L-section of the building which houses a study and a family room which could easily be turned into a cinema room 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 natural light and expansive views of the garden and paved raised patio. 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 allowing natural light to flood the space. The principal bedroom, accompanied with a large dressing room and en-suite bathroom, enjoys amazing views of the countryside. The first floor also houses another three other spacious bedrooms, storage space and a main bathroom with a bath and shower.

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 comprises a raised lawn and patio area. The garden continues to the L section of the building.

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## 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

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