



Woodbine Cottage, 1 Atterton Lane, Witherley, Warwickshire, CV9 3LP

HOWKINS &
HARRISON

Woodbine Cottage,
1 Atterton Lane, Witherley,
Warwickshire, CV9 3LP

Guide Price: £699,000

A character double fronted detached home backing onto open fields and enjoying countryside views. With well-proportioned accommodation exceeding 2400sqft arranged over three floors. In brief comprising: - three reception rooms, an open plan kitchen/breakfast room, ground floor shower room and utility. To the first floor there are three generous bedrooms and the family bathroom and to the second floor, two further bedrooms and a shower room. Situated within a sought-after village location, externally there is a generous size rear garden and a gravel driveway leading to detached double garage.

Features

- Detached character property
- Sought after village location
- Spacious accommodation arranged over 3 floors
- Three reception rooms
- Kitchen/breakfast room
- Ground floor shower room & utility
- Family bathroom and 2nd floor shower room
- Above average size garden plot
- Ample off-road parking and double garage



Location

Witherley is a village and civil parish in the Hinckley and Bosworth district of Leicestershire. The village school, Witherley Church of England Primary School, is located next to the 13th century church of St Peter. Usually, children attending the school will transfer to Market Bosworth School at the appropriate age. In the centre of the village there is a very popular pub, the Blue Lion. A particularly sought after semi-rural location bordered by the River Anker, Witherley lies less than 2 miles from the market town of Atherstone with a range of shops, eateries, public houses and a train station providing excellent commuter access to London, Birmingham and Leicester.



Accommodation Details - Ground Floor

A canopied entrance porch with front door leads into the entrance hall with staircase rising to the first floor and parquet flooring. Off to the left is a door into the bay fronted sitting room featuring an attractive fireplace with solid fuel burner, mantle above and exposed beams. A door from here leads into the family room with double glazed window to the front elevation, vaulted ceiling, exposed beams, and door leading off to useful utility room having a range of base unit, plumbing for washing machine, double glazed window to the rear elevation. A further door leads in a ground floor shower room/WC. At the end of the hallway is a separate study with double glazed window to the rear elevation and a feature fireplace with open faced brick surround. Finally on the ground floor off to the right of the entrance hall is a large open plan kitchen breakfast room, comprising a range of eye level and base units with granite preparation surfaces and complementary uplifts, Rangemaster oven with extractor hood above and integrated microwave. A matching chef island with cupboards below and breakfast bar, twin Belfast sink unit, double glazed windows to both the front and rear elevations and tiled flooring.





First & Second Floors

An oak staircase rises to the first-floor landing with galleried balustrade and doors leading off to three double bedrooms and the principal bathroom with oval shaped bath, complementary tiling and a fully tiled shower cubicle. A second staircase leads to two further excellent size bedrooms and a separate shower room/WC. This floor benefits from sky light windows.

Outside

Externally to the front of the property is driveway leading to a pitched roof double garage with side personnel door. Side access leads into the mature rear garden, mainly laid to lawn with mature borders and a large block paved patio/seating area. A delightful non overlooked private space backing onto open fields.

There is also an external, electric vehicle charging point.





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.

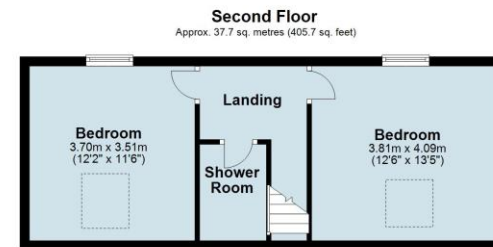
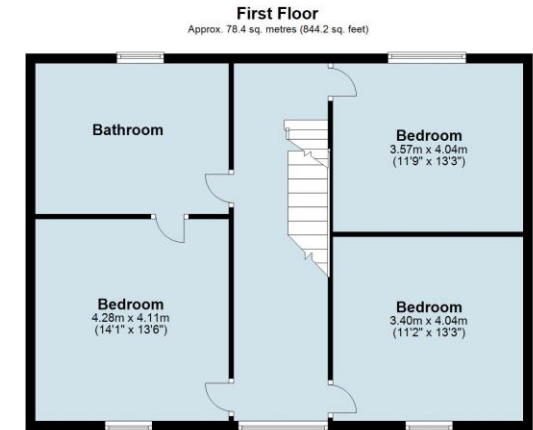
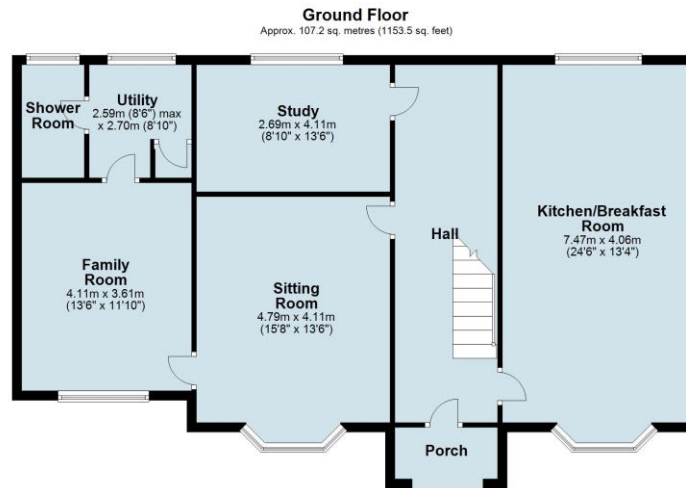
Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

Council Tax

Band - F

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 223.3 sq. metres (2403.4 sq. feet)

Howkins & Harrison

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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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