



The Limes, 12 Riverside, Witherley, Warwickshire, CV9 3LQ

HOWKINS &  
HARRISON



The Limes, 12 Riverside,  
Witherley,  
Warwickshire, CV9 3LQ

Guide Price: £675,000

An impressive four bedroom detached residence occupying a generous size plot set in an idyllic position. Having well proportioned internal accommodation totalling just over 2400sqft in brief comprising: entrance hall, kitchen/breakfast room, utility room, 32ft sitting/dining room, separate snug, study area/family room and a conservatory to the rear. To the first floor are, four bedrooms, one with en-suite and finally a family bathroom. Approached via a gated entrance leading to a large driveway and a double detached garage, an early internal viewing is strongly recommended

#### Features

- Desirable detached village residence
- 32ft 'L' shaped sitting/dining room
- Two further reception rooms and conservatory
- Spacious kitchen/breakfast room
- Four good size bedrooms
- Main bedroom having en-suite facilities
- Gated entrance, large driveway and detached garage
- Larger than average plot, extensive rear gardens





## 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

An entrance porch with door leads through to an entrance hall with staircase rising off to the first floor having tiled flooring an under stairs storage cupboard and door into the cloakroom WC. Off to the left is a generous 32ft 'L' shaped sitting room/dining room with double doors to the outside and double opening doors leading into a superb addition, a conservatory with views over the garden. Also off this splendid living space is access to the separate snug and a family room/study area also with double opening doors to the garden and sky light window. Finally completing the abundance of accommodation on the ground floor is a bespoke kitchen/ breakfast room having a comprehensive range of eye level and base units with ample preparation surfaces with complementary uplifts, a ceramic hob with two ovens below, shaped breakfast bar with cupboards below, tiled flooring, integrated appliances to include fridge and dishwasher. An archway then leads off to a useful utility room also having a range of eyelevel base units and access to a side lobby double doors to the rear.

## First Floor

The staircase rises from the main entrance hallway with doors leading off to four excellent size bedrooms, two of which have fitted wardrobes and the main bedroom has access into its own en-suite bathroom. The separate four piece family bathroom/shower room completes this floor.







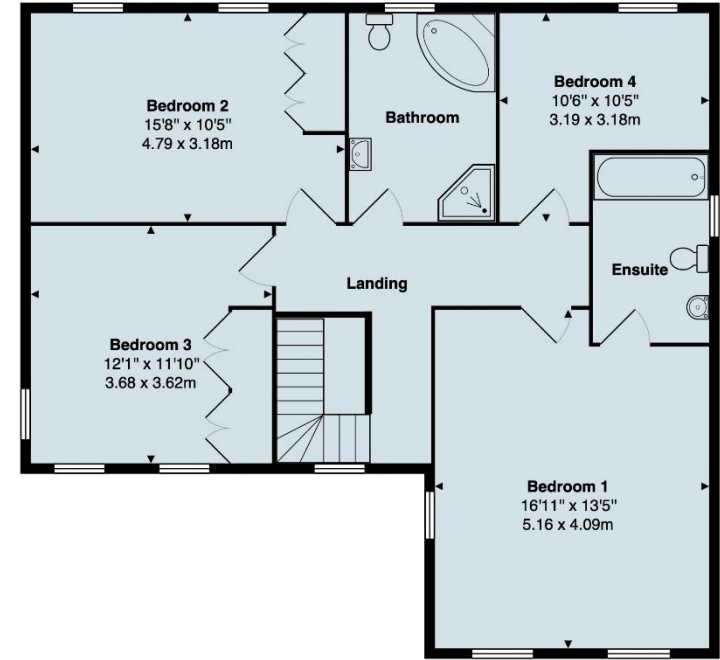
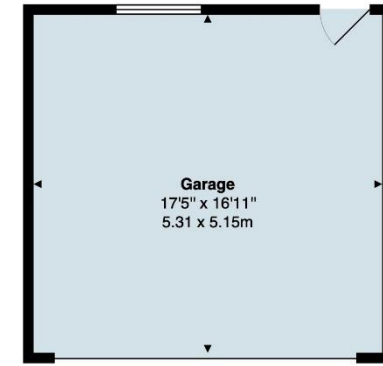
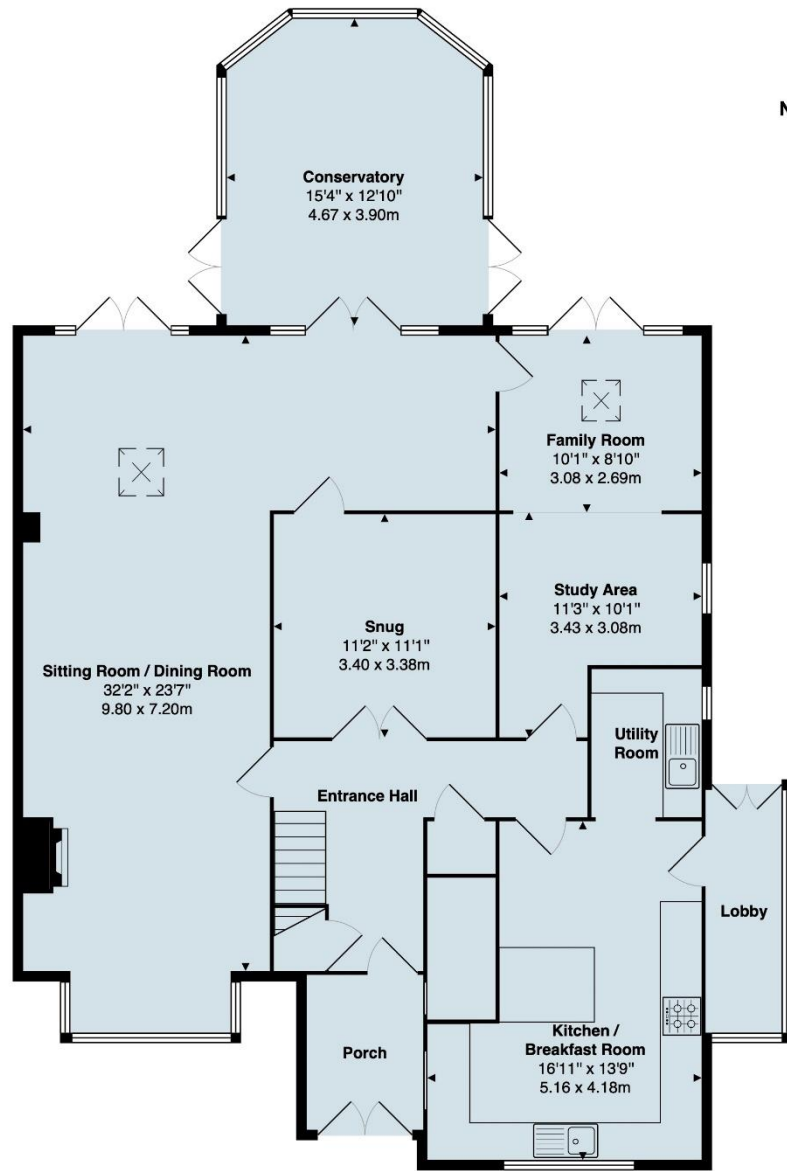




## Outside

Externally the front of the property is approached via gated entrance leading to a substantial block paved driveway providing parking for several vehicles and giving access to large double detached garage with electrically operated up and over door. Side access leads to an extensive patio area and rear garden which is mainly laid to lawn with a variety of trees and shrubs.





Ground Floor  
Area: 1523 ft<sup>2</sup> ... 141.4 m<sup>2</sup>

1st Floor  
Area: 890 ft<sup>2</sup> ... 82.7 m<sup>2</sup>

Total Area: 2413 ft<sup>2</sup> ... 224.2 m<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only



## 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		
69-80	C	73   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## 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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