



Purley Chase Lodge, Monks Park Lane, Mancetter, Warwickshire, CV9 2RH

HOWKINS &  
HARRISON







Purley Chase Lodge,  
Monks Park Lane,  
Mancetter, Warwickshire, CV9 2RH

Guide Price: £770,000

An impressive Victorian detached residence built circa 1890, occupying an idyllic semi-rural position backing onto Atherstone golf course and adjoining open woodland.

With spacious internal accommodation totalling just under 2000sqft incorporating a 26ft sitting room, 30ft dining/family room, a bespoke kitchen and cloakroom WC. To the first floor an impressive main bedroom with dressing room, en-suite and balcony to the rear alongside two further good size bedrooms and a large family bathroom.

Occupying an enviable garden plot having landscaped gardens, driveway leading to a double garage and additional paddock land (available to rent by separate negotiation).

An early internal viewing is strongly recommended.





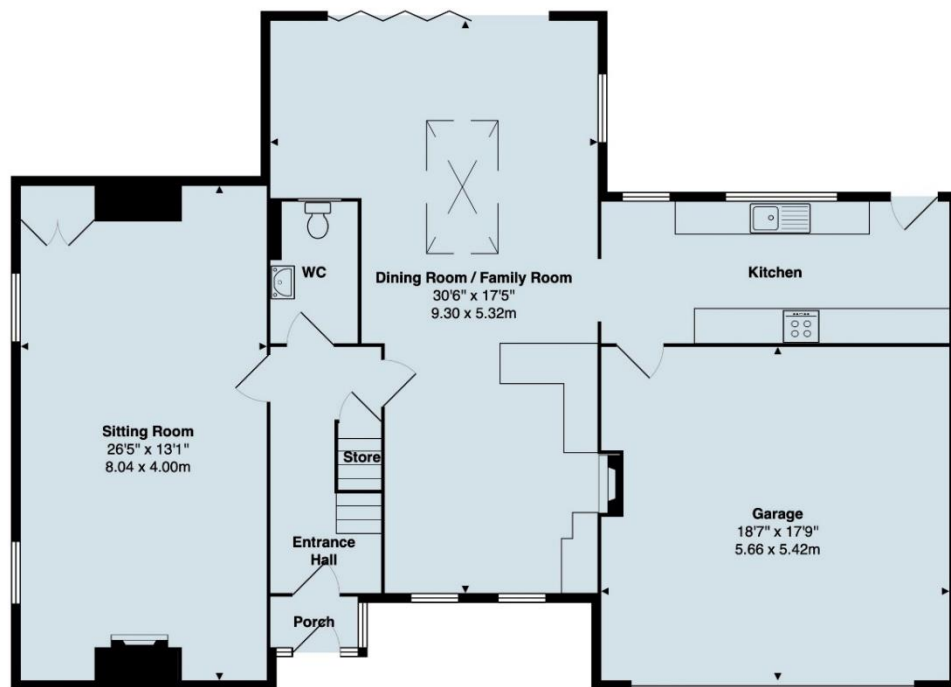
## Features

- Detached Victorian home with original features
- Exceptionally well presented accommodation
- Sympathetically modernised in keeping with the era
- Generous size plot with paddock available by negotiation
- Large open plan kitchen breakfast room /family room
- Three double bedrooms and family bathroom
- Main bedroom with balcony and ensuite facilities
- Double garage and ample block paved driveway
- Delightful gardens to the side and rear of the property
- Excellent location for amenities and commuting

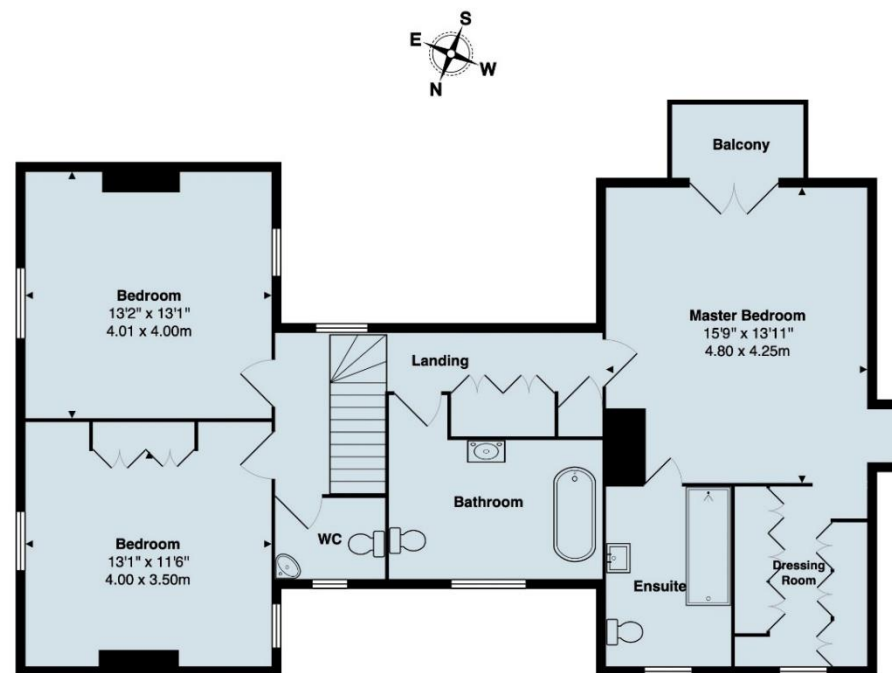


## Location

The property is well served by Mancetter with St Peters Church a Post Office, various small stores and within a short walking distance you will find the Coventry Canal and Dobbies Garden Centre. More comprehensive shopping facilities can be found within Atherstone or Nuneaton Town Centres. State schooling can be found within Atherstone and private schooling can be found within Twycross (Twycross House School) and Market Bosworth (Dixie Grammar School). The property is also conveniently located for commuting with easy access to the A5 trunk road leading onto the M42 and midland motorway network. There are main trainline stations at both Tamworth and Nuneaton with links to Birmingham New Street, London Euston and Nottingham. There is also a Midlands Service to London Euston from Atherstone every hour.



Ground Floor  
Area: 1042 ft² ... 96.8 m²



1st Floor  
Area: 941 ft² ... 87.4 m²

Total Area: 1983 ft² ... 184.2 m² (excluding garage, balcony)  
All measurements are approximate and for display purposes only

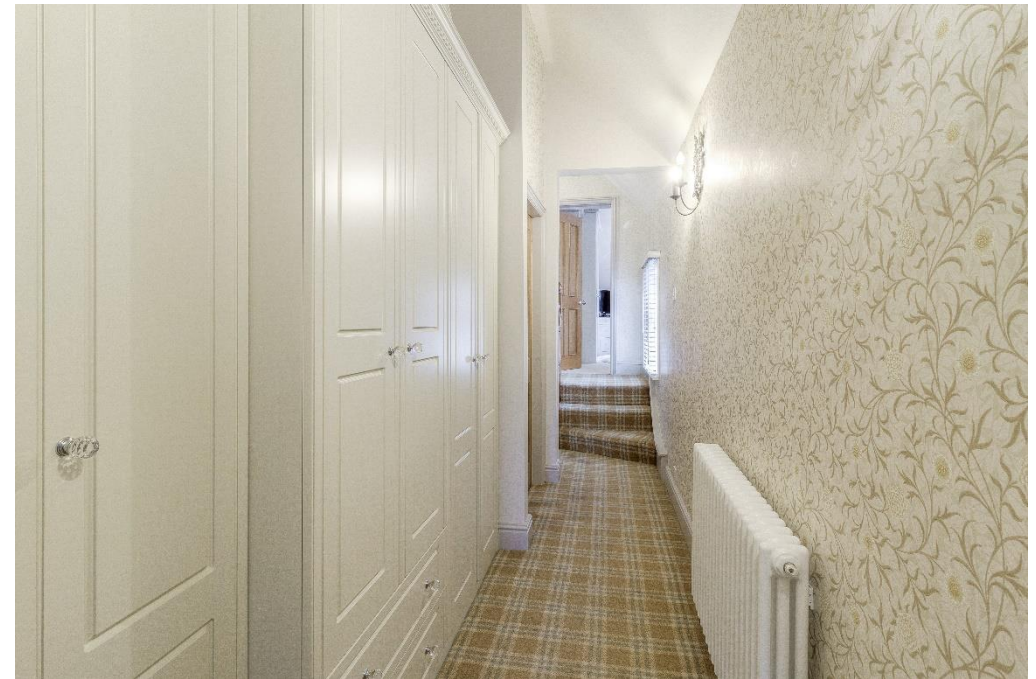














## Accommodation Details – Ground Floor

Entry is via a front porch leading into the entrance hall with staircase rising to the first floor, original Minton tiled flooring, store cupboard and door giving access to a cloakroom WC. Off to the left is a spacious 26ft sitting room with two double glazed windows to the side elevation and an attractive fireplace with log burner. To the right is an impressive 30ft dining/family room which opens up into the kitchen making this an lovely open plan living space. The kitchen area has a range of quality eye level and base units, ample preparation surfaces with complementary uplifts, AEG ceramic hob with extractor hood above, integrated dishwasher, built in AEG oven with microwave above, inset ceiling lighting and door leading to the attached garage. The family room area boasts bi-folding doors to the rear garden and an open roof lantern allowing an abundance of natural light and inset ceiling lighting. The dining area also has a range of fitted units incorporating a boiling water tap, integrated fridge/freezer, wood burning stove, tiled flooring and two double glazed windows to the front elevation.



## First Floor

From the main entrance hall, the staircase rises to an 'L' shaped landing with fitted linen cupboards and doors leading off to three excellent size bedrooms and the family bathroom. The main bedroom suite has double glazed doors opening on the balcony providing views of countryside and the golf course, a large dressing room/walk in wardrobe and its own ensuite shower room with walk in shower. The two further bedrooms are both good size double and are serviced by the family bathroom which features a freestanding roll top bath with mixer and shower attachment over alongside a vanity wash hand basin with granite surface, high flush WC and tiled flooring. There is a separate traditional high flush WC and wash hand basin.







## Outside, Gardens and Grounds

To the side off the property is a delightful lawned area adjoining open woodland and to the front is a block paved driveway providing parking for numerous vehicles leading to an attached double garage. The rear garden is predominantly laid to lawn with mature hedging and a raised paved patio. An idyllic location backing onto Atherstone golf course. (Available by separate negotiation with gated access to the side of the property is further parking and a detached summer house/home office, adjoining paddock land and detached outbuilding).



A rare opportunity to acquire a detached character residence in an idyllic position, having been sympathetically improved by the current owners to provide an enviable family home.





## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01827-718021.

## 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

Band - G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



## Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://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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