



Cottersmore Hurley Common, Hurley, Warwickshire, CV9 2LP

Guide Price £775,000

Situated within an idyllic position, backing onto open fields, this much improved and extended detached country home occupies a generous size garden plot. Now offering ready to move into versatile, internal accommodation totalling over 1900sqft, in brief comprising:- entrance porch, hallway, study, generous size front reception room with double doors into an impressive rear open plan 31ft kitchen/dining/breakfast room with skylight windows and bi-folding doors onto the rear garden. To the first floor there are four excellent size bedrooms, the main bedroom having a balcony to the rear elevation enjoying countryside views and an en-suite shower room. There is also a further en-suite shower room and a separate bathroom. Externally, to the front of the property there is a large driveway providing ample parking leading to a detached garage with storage sheds and extensive rear gardens mainly laid to lawn.

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Branches across the region and an office in central London

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PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX



LOCATION

The property is located in the village of Hurley. Local convenience stores are available in both Hurley and nearby Wood End. More comprehensive facilities can be found at Atherstone approximately 5 miles distant or at Coleshill approximately 6 miles. Communications are fairly quick and convenient with junction 10 of the M42 motorway being approximately 5 miles distant at Tamworth giving access to the Midlands motorway network.

ACCOMMODATION DETAILS - GROUND FLOOR

Front entrance porch leads into the entrance hall with staircase rising to the first floor with cloakroom WC beneath, further doors lead off to:- study with window to the front elevation and to the left of the hallway is a large sitting room with feature central fireplace with log burner and media wall with display shelves. To the rear is a particular feature of this property, a large open plan kitchen/breakfast/family room having bifold doors to the rear elevation, overlooking the gardens and fields beyond, skylight windows and inset ceiling lighting. The kitchen area boasts a comprehensive range of units, with an abundance of preparation surface, an excellent range of quality built in appliances and a matching utility room off, providing access to outside.

FIRST FLOOR

The staircase rises from the hallway to a first floor landing with doors leading off to:- four excellent size bedrooms, the main bedroom having a range of fitted wardrobes an en-suite shower room and French doors leading to a rear balcony overlooking the gardens and fields beyond. Bedroom two also has the benefit of an en-suite shower room and there is family bathroom with an oval shaped bath.

OUTSIDE

Externally to the front of the property there is a driveway providing parking for several vehicles leading to a single garage with adjoining storage sheds. There are extensive lawned gardens backing onto open fields a large paved patio with pagoda and a generous size garden shed/work shop. There is separate gated access leading to the front of the property.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison Tel:01530-410930 Option 1

Local Authority

North Warwickshire Borough Council - Tel:01827-715341

Council Tax

Band - F

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. We are advised that mains water, gas and electricity are connected to the property. The central heating gas fired and broadband is

connected to this property. Sewerage is via a treatment plant in the garden.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Tenure & Possession

The property is freehold with vacant possession being given on completion

Floorplan

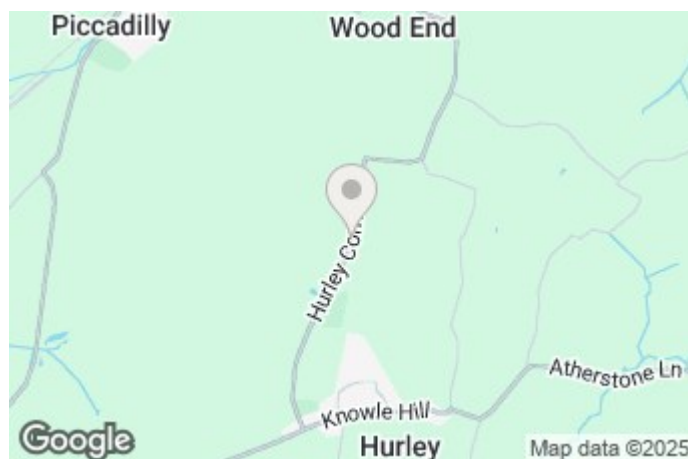
Howkins & Harrison prepare these plans for reference only. They are not to scale.

Additional Services

Do you have a house to sell? Howkins and Harrison offer a professional service to home owners throughout the Midlands region. Call us today for a Free Valuation and details of our services with no obligation whatsoever.

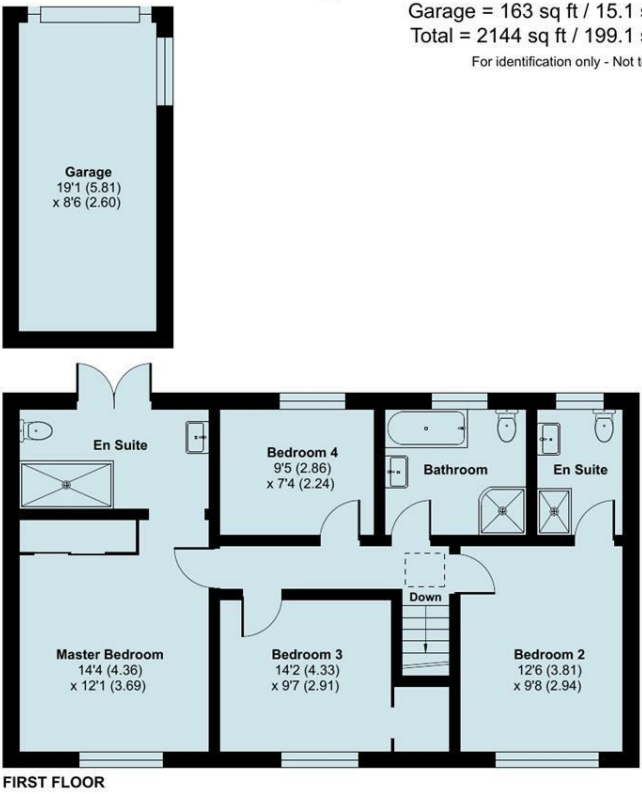
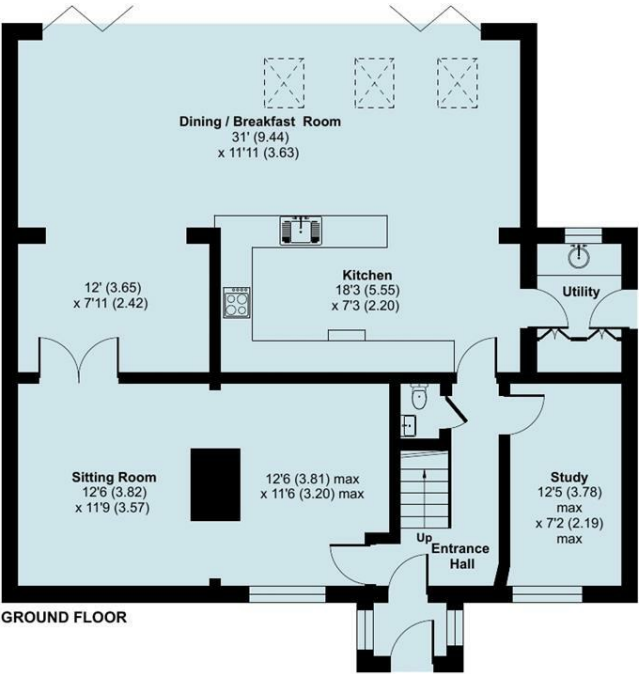
Important Information

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.

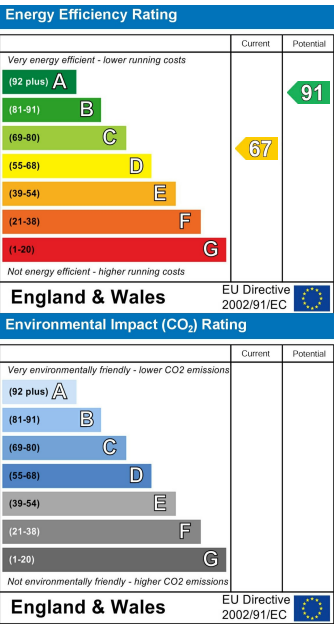
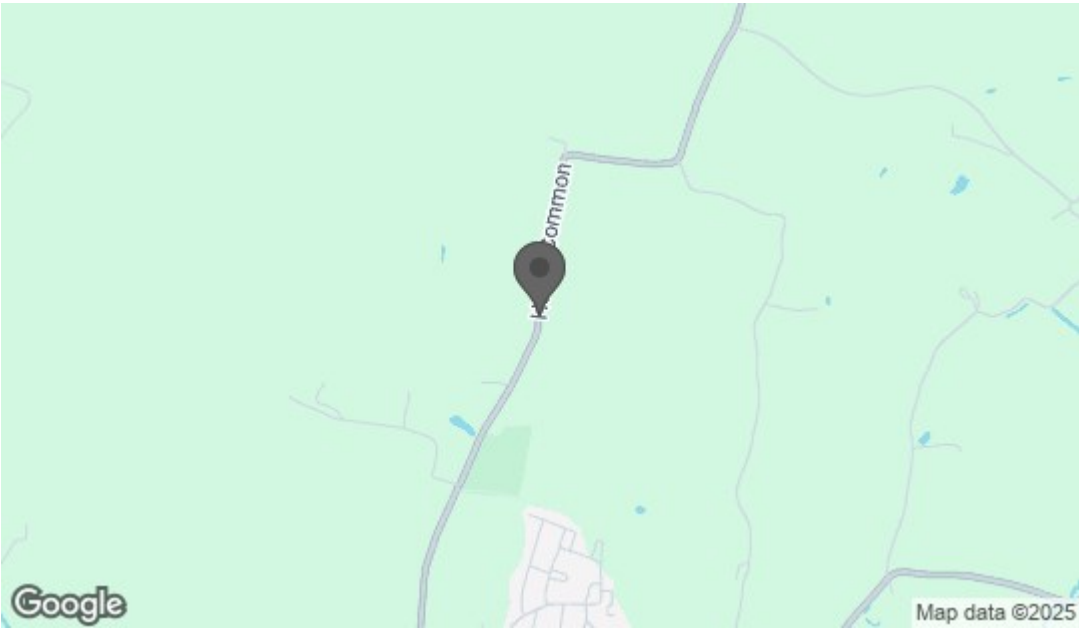


Hurley Common, Hurley, Atherstone, CV9

Approximate Area = 1981 sq ft / 184 sq m
Garage = 163 sq ft / 15.1 sq m
Total = 2144 sq ft / 199.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Howkins & Harrison. REF: 1299169



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