



Cottersmore, Hurley Common, Hurley, Warwickshire, CV9 2LP

HOWKINS &  
HARRISON



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.



## 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.

## Tenure & Possession

The property is freehold with vacant possession being given on completion.

## Agents Note

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

## Features

- Detached double fronted country home
- Envious position, backing onto open fields
- Sought after residential location
- Large open plan kitchen/ breakfast room/ family room
- Four excellent size bedrooms
- Main bedroom & bedroom two having en-suite facilities
- Extensive lawned rear gardens
- Ample parking for several vehicles
- Detached garage and storage sheds







## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel: 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

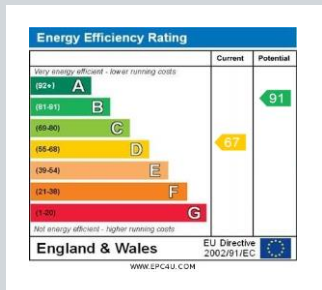
None of the services have been tested. We are advised that mains water, gas and electricity are connected to the property. The central heating gas fired and broadband is connected to this property. Sewerage is via a treatment plant in the garden.

## Local Authority

North West Leicestershire District Council - Tel:01530-454545

## Council Tax

Band - F



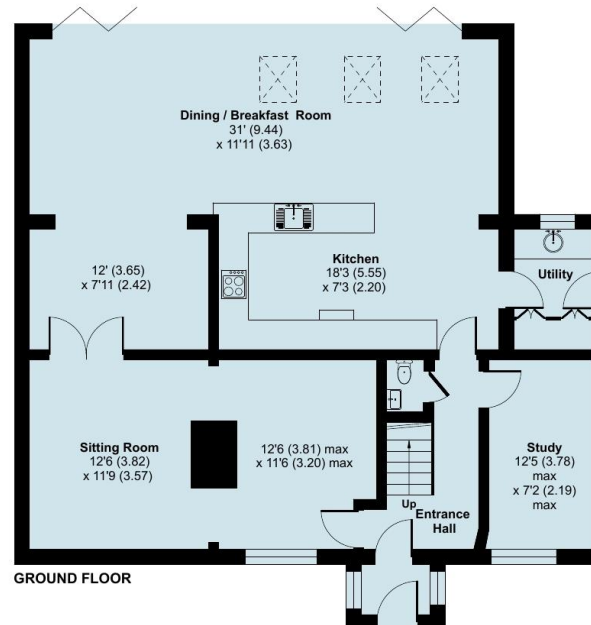
## Hurley Common, Hurley, Atherstone, CV9

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



GROUND FLOOR



FIRST FLOOR



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

## 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



rightmove  
find your happy



This document is made from fully recyclable materials.  
We are working on ways to move all of our products to recyclable solutions.