



Ivy Cottage The Green, Freasley, Warwickshire, B78 2EZ

Guide Price £895,000

A stunning five bedroom detached residence occupying an elevated position enjoying open views over its own established gardens. The property is situated in a sought after village location, approached via a gated entrance leading to extensive parking and a double garage.

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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

Freasley is a sought after Hamlet in semi-rural Warwickshire, with a Grade II listed hall. Located approximately 4.8 miles from the town of Tamworth which provides for an excellent range of services, recreational activities, out of town retail parks and a mainline railway station with routes directly to London, Birmingham and the north. Lying close to the A5 trunk road and within two miles of Junction 10 with the M42 providing a direct link to Birmingham in the south and Nottingham in the North. Coventry, Leicester and Derby are all within easy reach of the property. With Birmingham International Airport and rail link within 14 miles and Nottingham East Midlands Airport within twenty-five miles, it means nothing is ever far away.

ACCOMMODATION DETAILS - GROUND FLOOR

Entrance hall with tiled flooring, entrance lobby with staircase rising to the first floor and doors leading off to: cloakroom WC, dining room with square bay window overlooking the rear gardens. There are double opening doors leading into the double glazed garden room with windows and doors onto the garden, vaulted skylight ceiling and tiled flooring,. The kitchen breakfast room has a comprehensive range of wall and base units with beveled edge preparation surfaces, complementary tiling, Aga oven, integrated dishwasher, chef island/breakfast bar, tiled flooring and concealed ceiling lighting. A door then leads into the useful utility room with a range of wall and base units, work surfaces, plumbing and space for automatic washing machine, barn style door to the rear access. There is also access to the garage. Also on the ground floor there is a sitting room with double glazed windows to the front elevation overlooking the gardens and a feature Adam style fireplace with open fire. A spacious lounge with double glazed patio doors looking onto the garden features an Inglenook fireplace with open fire, display plinths and wall lighting and finally a study with double glazed window also overlooking the gardens.

FIRST FLOOR

Staircase rising to the first floor landing with linen cupboard and doors leading off to:- main bedroom with double aspect, window to the side elevation and double glazed window to the front elevation overlooking the garden. Benefiting from a walk in wardrobe and an en-suite bathroom with tiled shower cubicle. Bedroom two also has built in wardrobes and access to an en-suite bathroom. There are three further excellent size bedrooms, bedroom three benefits from its own en-suite whilst the remaining two bedrooms are serviced by the family bathroom.

OUTSIDE, GARDENS AND GROUNDS

The property is approached via a gated entrance leading to a gravel driveway providing parking for several vehicles and gives access to the detached double garage with electric up and over door, power and lighting. To the front of the property there is an elevated sun terrace/patio with delightful views over the main gardens, a two tier arrangement containing extensive lawned areas with mature borders, large pond and stream with bridge over. There is a detached summerhouse/ garden room featuring leaded transom skylight window and custom oak joinery/fitted bookcases/display shelving. A pathway leads to a formal garden with pond.

Local Authority

North Warwickshire Borough Council - Tel:01827-715341

Council Tax

Band - F

Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison 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 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.

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.

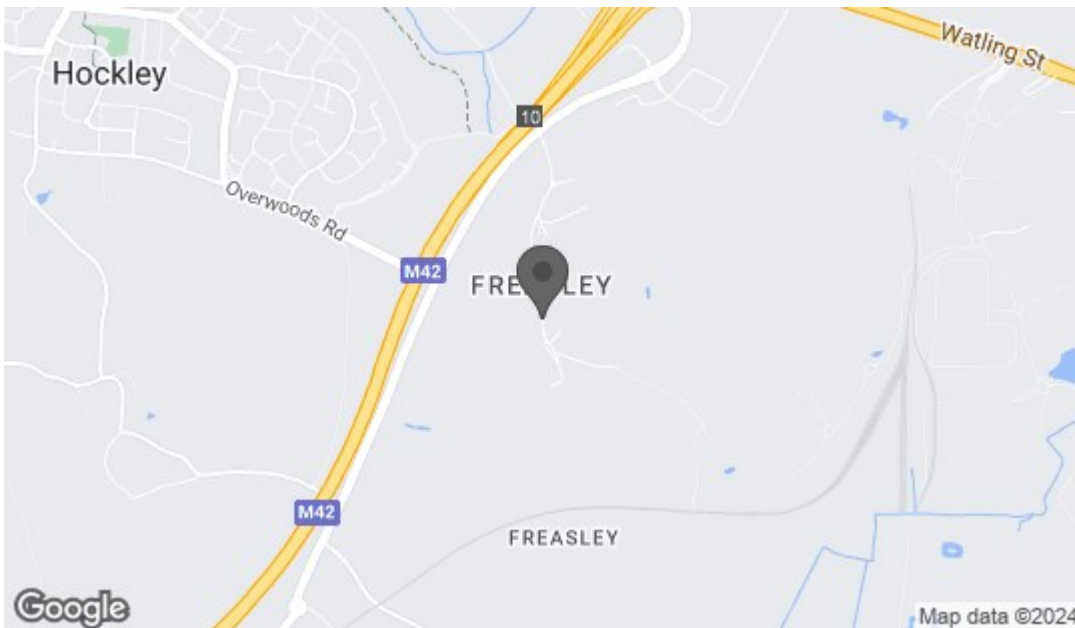
Important Information

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.





Total area: approx. 312.4 sq. metres (3362.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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