



Spring Hill Farm Wood Lane, Higham-On-The-Hill, Warwickshire, CV13

Guide Price [£][£][£] £850,000

Situated within this idyllic position backing onto open fields, occupying a generous size corner plot. A two storey, detached residence offering versatile, well proportioned accommodation extending 3,888 sqft. In brief comprising:- generous entrance hall, triple aspect 27ft sitting room, separate study and a particular feature of this property, a large open plan kitchen/ breakfast/dining room offering plenty of modern open plan living space. There is an internal hallway leading to storage, a utility room and attached garage. Elsewhere on the ground floor, there are three of the five bedrooms, a main bathroom and two en-suite shower rooms. To the first floor you will find the master bedroom suite with a four piece en-suite, walk in wardrobe and bedroom five. Externally the property is approached via double gated entrance leading to extensive parking and a double garage. There are delightful front and rear gardens backing onto open fields.

15 Market Street, Atherstone, Warwickshire CV9 1ET

Telephone 01827 718021

Email atherstone@howkinsandharrison.co.uk

Website howkinsandharrison.co.uk

Facebook [HowkinsandHarrison](#)

Twitter [HowkinsLLP](#)

Instagram [HowkinsLLP](#)

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

Located in the pretty village of Higham on the Hill, on the edge of rural North Warwickshire. Local facilities within the village include Primary Schooling and a convenience store. More comprehensive amenities can be found in Atherstone, approx 5 miles, Nuneaton, approx 1.5 miles and Hinckley, approx 3 miles. A mainline railway station is available in Nuneaton (London Euston - 1hr). Motorway access is quick and convenient with the A5 trunk road nearby leading to the M69 and M42 at Hinckley and Tamworth respectively.

ACCOMMODATION DETAILS - GROUND FLOOR

Double opening doors lead into a large entrance hall with staircase rising to the first floor, inset ceiling lighting and doors leading off to down stairs cloakroom/WC. Double opening doors then lead off the left into a delightful 27ft triple aspect sitting room with log burner fitted. There is a separate study with bi- folding doors to the rear garden and a particular feature of this property, an open plan kitchen breakfast /dining room offering plenty of space with the kitchen area boasting an extensive range of eye level and base units, ample preparation surfaces with complementary tiling, range of integrated appliances, chef island with cupboards below, tiled flooring and inset ceiling throughout and orchestral bay window to the rear elevation overlooking the rear gardens. Double doors lead into a rear entrance hall with doors leading off to storage cupboards and a useful utility room also having access through to the garage. Elsewhere off the main entrance hall there are doors leading to three ground floor bedrooms two having the benefit of en-suite facilities and built in wardrobes and finally a four piece principal bathroom.

FIRST FLOOR

The staircase rises from the entrance hall giving access to a large main bedroom suite having skylight windows and access to its own private balcony to the rear elevation overlooking the rear gardens and fields beyond. This room is open plan into a large luxury fitted four piece en-suite bathroom/shower room with oval free standing bath. tiled flooring and inset ceiling lighting. There is also access to a large walk in wardrobe and bedroom five.

OUTSIDE

Externally the property is approached via a gated entrance leading to extensive parking and an attached double garage. There are delightful front and side gardens mainly laid to lawn with a variety of trees and shrubs.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison

Tel:01827-718021 Option 1

Tel:01530-410930 Option 1

Daventry- Tel:01327-316880.

Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

Council Tax

Band - G

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

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 teste. We are advised that the property benefits from mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired with partial electric underfloor heating. Solar panels are wholly owned and broadband is connected to the property.

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.



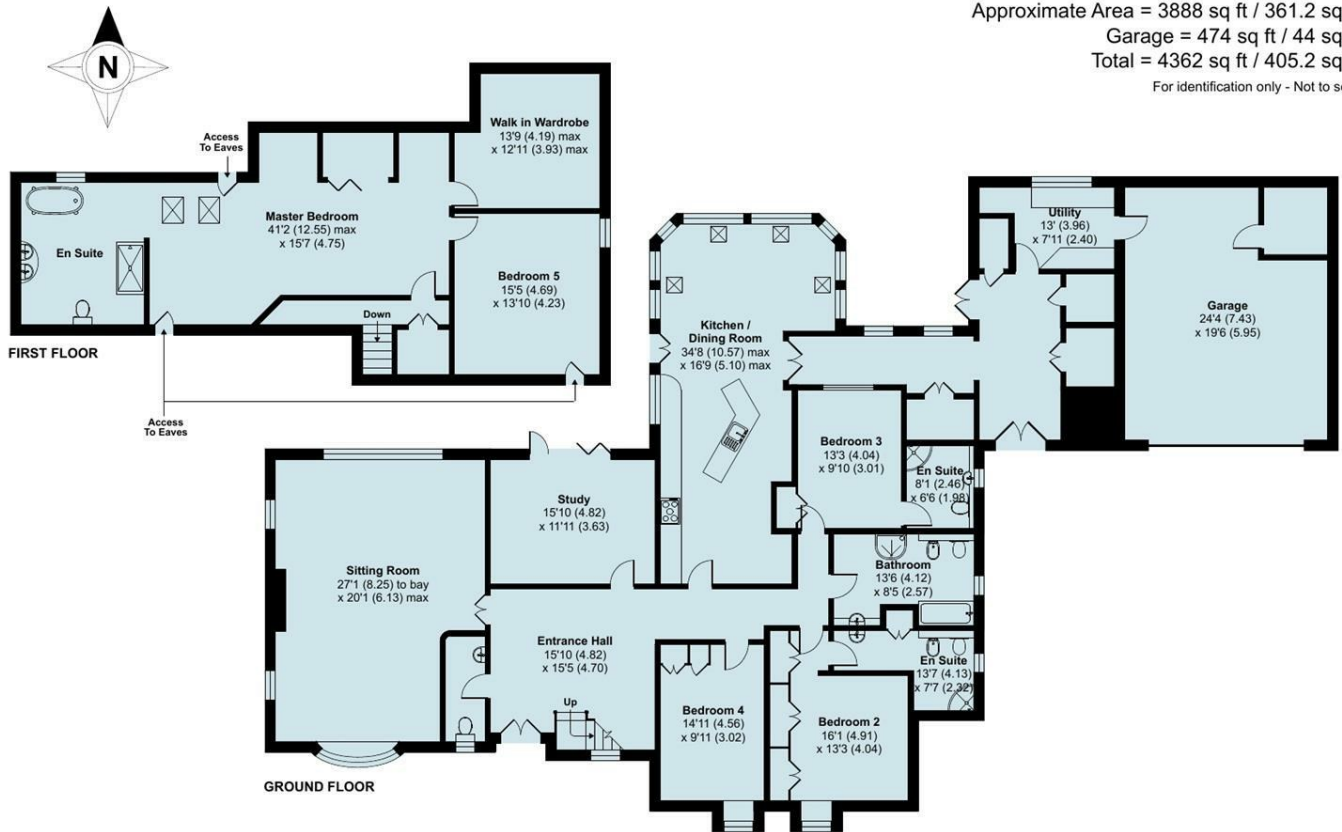
Wood Lane, CV13

Approximate Area = 3888 sq ft / 361.2 sq m

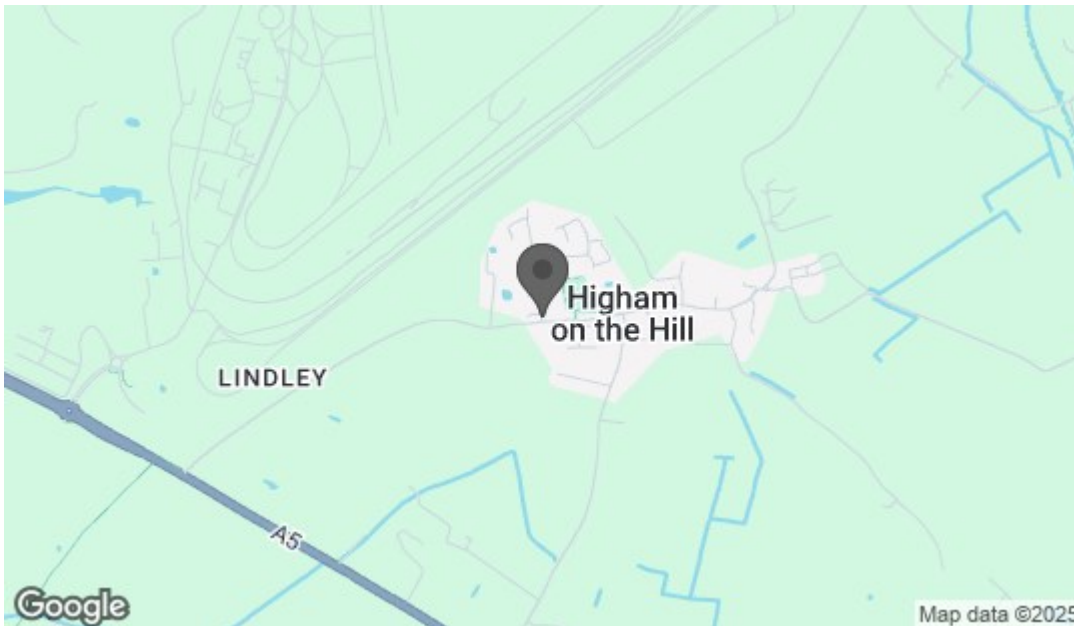
Garage = 474 sq ft / 44 sq m

Total = 4362 sq ft / 405.2 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). © nchecom 2025. Produced for Howkins & Harrison. REF: 1311245



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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		
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