






HANSCROFT

Back Lane, Shustoke



A STYLISH CONTEMPORARY HOME WITH EXCEPTIONAL LIVING SPACE AND SWIMMING POOL.

This superb home works well for those who like to entertain, having a stunning layout which works well for parties and family gatherings.

			EPC
4	2	2	C

Tenure: Freehold
Local Authority: North Warwickshire Borough Council
Council Tax Band: F
EPC: C
What3Words: ///button.helped.suppers
Services: Mains electricity, drainage and water are connected to the property.



SITUATION

Shustoke maintains a tranquil village atmosphere. The parish encompasses Church End, Shustoke Green, and Blythe, set amidst the scenic Arden landscape. The village is well-connected, with Coleshill Parkway station nearby and bus routes linking to Coleshill, Nuneaton, Atherstone, and Tamworth.

Local amenities include Shustoke Primary School, a village hall, and the historic Griffin pub. The area is also known for its sailing and fishing clubs at Shustoke Reservoir. However, residents often travel to Coleshill for a wider range of shops and services.

Coleshill 3 miles, Sutton Coldfield 12 miles, Solihull 12 miles, Birmingham 17 miles, Birmingham International Airport/NEC 10 miles, M6 (J4) 7 miles, M42 (J9)/M6 Toll 9 miles, M42 (J6) 10 miles, M40 interchange 19 miles (distances approximate)



THE PROPERTY

Step into this beautifully presented contemporary residence, where style and functionality blend seamlessly. A striking entrance hall sets the tone, offering an impressive welcome and a hint of the high-quality finish found throughout.

At the heart of the home lies a spacious open-plan kitchen, dining, and family room – a perfect space for both everyday living and entertaining. Flooded with natural light and thoughtfully designed, it features sleek modern cabinetry, integrated appliances, and generous dining and relaxation areas.

Complementing the main living space is a beautiful sitting room, ideal for more formal gatherings or quiet evenings. A practical utility room adds everyday convenience, keeping the main living areas clutter-free and gives access to the cloakroom.

Upstairs, the principal bedroom suite offers a luxurious retreat, complete with an en suite bathroom. Three further well-proportioned bedrooms provide excellent accommodation for family or guests, served by a contemporary family bathroom.

With its high-spec finish, flexible living spaces, and excellent layout, this is a home designed for modern family life.



OUTSIDE

To the front, a generous driveway leads to the integral garage, offering ample parking for several vehicles.

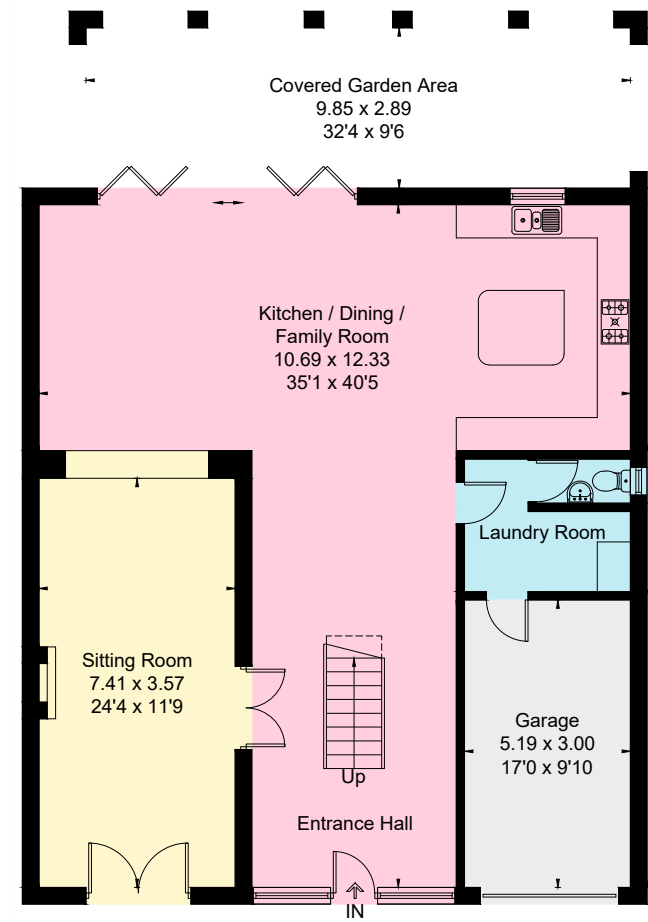
To the rear is a beautifully maintained rear garden, providing a private and tranquil outdoor space perfect for both relaxing and entertaining.

The garden is predominantly laid to lawn, framed by mature planted borders, creating a lush and established feel. A paved patio area provides the ideal setting for al fresco dining, enhanced by an electrically operated full-width awning complete with shutters and integrated heating — allowing for year-round enjoyment.

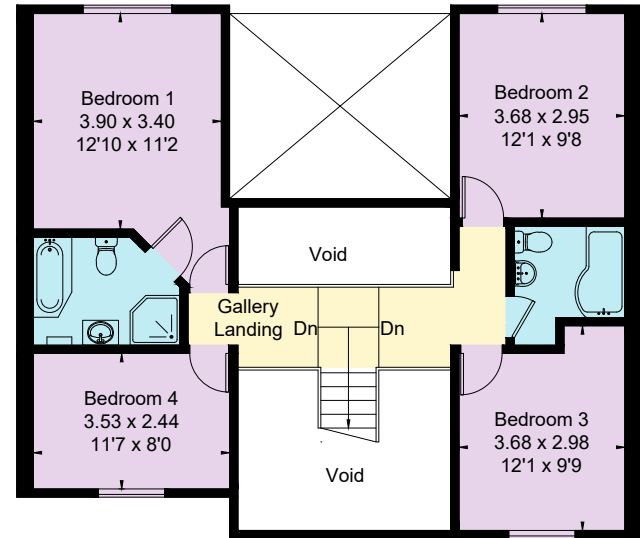
The property is complimented further via a spectacular pool house, home to a heated swimming pool.

This superb facility includes a dedicated pump room with a modern filtration system, while bi-folding doors open directly onto the garden, seamlessly blending indoor and outdoor living

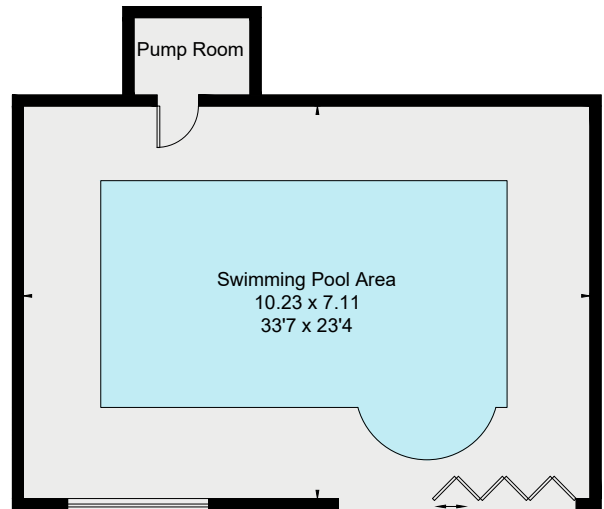




Ground Floor



First Floor



Pool Area
(Not Shown In Actual Location / Orientation)

The House: 197.0 sq m / 2120 sq ft
Pool Area: 76.1 sq m / 819 sq ft
Total: 273.1 sq m / 2939 sq ft (Including Garage / Excluding Void)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

William Ward-Jones
01789 206951
william.ward-jones@knightfrank.com

Knight Frank Stratford-upon-Avon
Bridgeway House, Bridgeway,
Stratford-upon-Avon, CV37 6YX

knightfrank.co.uk

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Date: 17 June 2025
Our reference: BRM012395898

Hanscroft, Back Lane, Shustoke, B46 2AW

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £895,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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KNIGHT FRANK LLP

Enc:

William Ward-Jones
Partner, Office Head
+44 1789 206 951
william.ward-jones@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

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V4.3 Sep 24