



The Limes
12 Riverside | Witherley | Atherstone | Warwickshire | CV9 3LQ

THE LIMES

Welcome to The Limes, a private gem tucked at the end of a peaceful lane, offering sweeping views across countryside, river & church.



This charming home boasts a striking entrance with a sliding gate, ample driveway parking, and a double detached garage with power, lighting, and extra storage access. Inside, you're greeted by a spacious entrance hall and a stylish kitchen with granite counter-tops, integrated appliances, and a breakfast bar, ideal for family meals. The adjoining utility room and conservatory add both practicality and light-filled charm. The open-plan lounge and dining room is perfect for entertaining, with large windows framing the stunning views, French doors leading to the garden, and a cosy gas fire. Upstairs, the principal bedroom offers dual-aspect windows and an en-suite, while two additional bedrooms provide plenty of space for family or guests. The family bathroom is modern and spacious, with a corner bath and separate shower.

Outside, the beautifully maintained garden features a sunny patio for alfresco dining and a lush lawn surrounded by mature trees, with twilight lighting for magical evenings. With its blend of comfort, elegance, and privacy, The Limes offers the best of countryside living, just moments from village amenities. This is a home that truly has it all—come and see for yourself!

Accommodation Summary

Welcome to The Limes, 12 Riverside, a charming and private haven nestled at the end of a peaceful lane, offering a front-row seat to breathtaking views across countryside, river & church. Your journey begins as you approach the property, greeted by a sliding gate that leads to an expansive driveway adorned with twinkling twilight lights and a lush flowerbed, creating an inviting entrance.

At the end of the driveway, you'll find a double, detached garage, featuring an electric up-and-over door, power and lighting, and additional access through a side door for convenience.

Step into the entrance porch, where large windows let natural light flood the space, creating an ideal boot room. The entrance hall extends a warm welcome with tiled flooring, a radiator, and convenient stairs leading to the upper floor. The ground floor is further enhanced with a stylish cloakroom, featuring modern tiling, a low-level WC, and recessed lighting.

The heart of the home lies in the spacious kitchen/breakfast room, where you'll enjoy sweeping views of the countryside. It's equipped with high-end Corian work surfaces, integrated appliances including an oven, hob, dishwasher, and fridge-freezer, and an inviting breakfast bar that comfortably seats four. The utility room is both practical and stylish, with additional cupboard space, plumbing for a washing machine and dryer, and access to the side garden.

Adjacent to the kitchen, a light-filled conservatory offers a tranquil space, with doors leading to the garden and providing additional living options—currently a cosy office, but adaptable to your needs. The sitting room can easily transform into two separate rooms, boasting double-glazed windows, a skylight, and access to an alfresco dining area—ideal for those summer evenings.

The lounge-dining room is generously proportioned, with large windows framing the picturesque views over the open fields. French doors lead to both the garden and conservatory, and a gas fire provides a warm focal point for the space. A skylight overhead invites natural light to flood the room, adding to the sense of openness.

Upstairs, the principal bedroom offers dual-aspect windows with breathtaking views across the countryside. It comes complete with an en-suite bathroom, featuring a shower, bath, WC, and recessed lighting. A second bedroom also boasts dual aspect windows and a fitted wardrobe, while the third bedroom features a fitted wardrobe and overlooks the garden. A fourth bedroom also overlooks the garden, providing plenty of space for family or guests.

The family bathroom is equipped with a corner bath, a built-in shower cubicle, and modern fixtures, ensuring comfort and style.

Outside, the garden offers both privacy and space, with access via gates at both sides of the property. The patio area is perfect for alfresco dining and enjoying sunny days, while the remainder of the garden is a beautifully maintained lawn, surrounded by mature trees. Twilight lighting creates a magical atmosphere, making this home an enchanting retreat at all hours.

The Limes is a home that combines elegance, functionality, and natural beauty, offering the perfect balance of private country living with easy access to local amenities.









Seller Insight

“The owners have cherished this property for over 12 years, drawn initially by its idyllic location by the river, its proximity to the local school, and the expansive garden that provided the perfect playground for their children.

“We love the quietness of the location, the stunning views from the front aspect, and the versatility of the living space,” they share. The views of the river and the sight of cows in the field during the summer months are particular highlights, as are the views of the church from the back garden and the upstairs windows.

The outdoor space is a standout feature of the home. “The garden is perfect for relaxing and for the children to play in. We’ve hosted gatherings with a 12-foot pool on the patio and had space for visitors to park up to 8 cars on the driveway.” The owners recall a joint 3rd and 4th birthday party with around 60 guests and even large tents set up in the garden for special occasions.

Inside, the home has been thoughtfully maintained, with all lighting upgraded to LED, creating a bright and energy-efficient living environment.

For the owners, this house has been much more than just a place to live. “It’s been our home, where our children have grown up and where we’ve made countless memories.”

The sense of community in the area is another treasured aspect. “People are always willing to help, and the primary school works closely with the local community, church, and nearby businesses.” For those who enjoy the outdoors, there are plenty of public footpaths to explore and take in the local countryside.

The location also boasts excellent amenities. “The primary school is just a 60-second walk away, the A5 provides great transport links, and Atherstone town is close by for shopping, including a Tesco.”

When asked what they’ll miss most, the owners reflect fondly: “The views, the secluded spot, lazing in the garden, feeding the swans, the local pub, and mostly, being in the place we’ve all called home for more than 12 years.”

“Their advice to future owners is simple: embrace the beauty of this special home and its surroundings and create your own cherished memories.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.























LOCATION

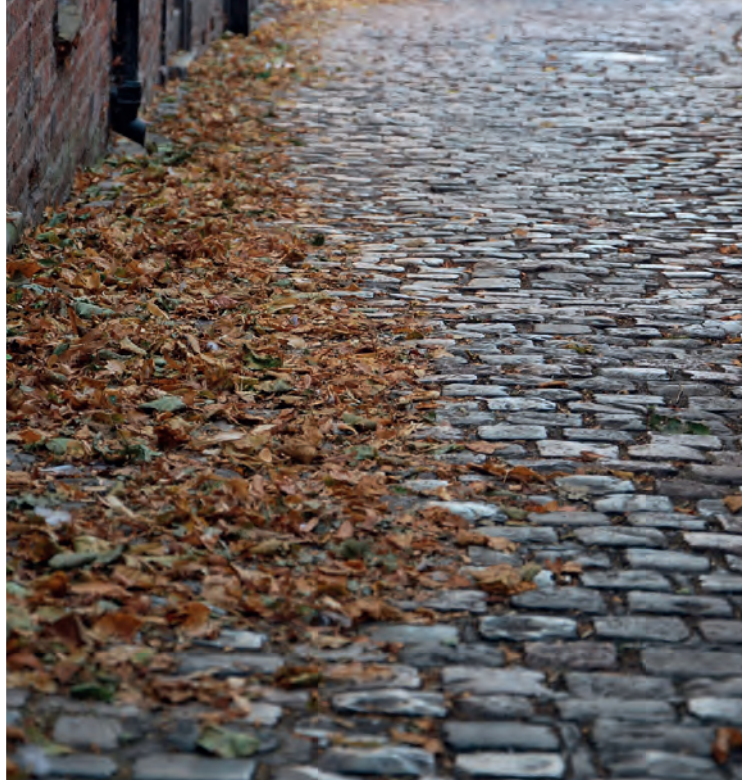
Witherley is a charming village in the heart of Warwickshire, offering an idyllic blend of rural tranquility and modern convenience. Known for its picturesque setting, the village boasts a strong sense of community and a peaceful lifestyle that appeals to families and professionals alike.

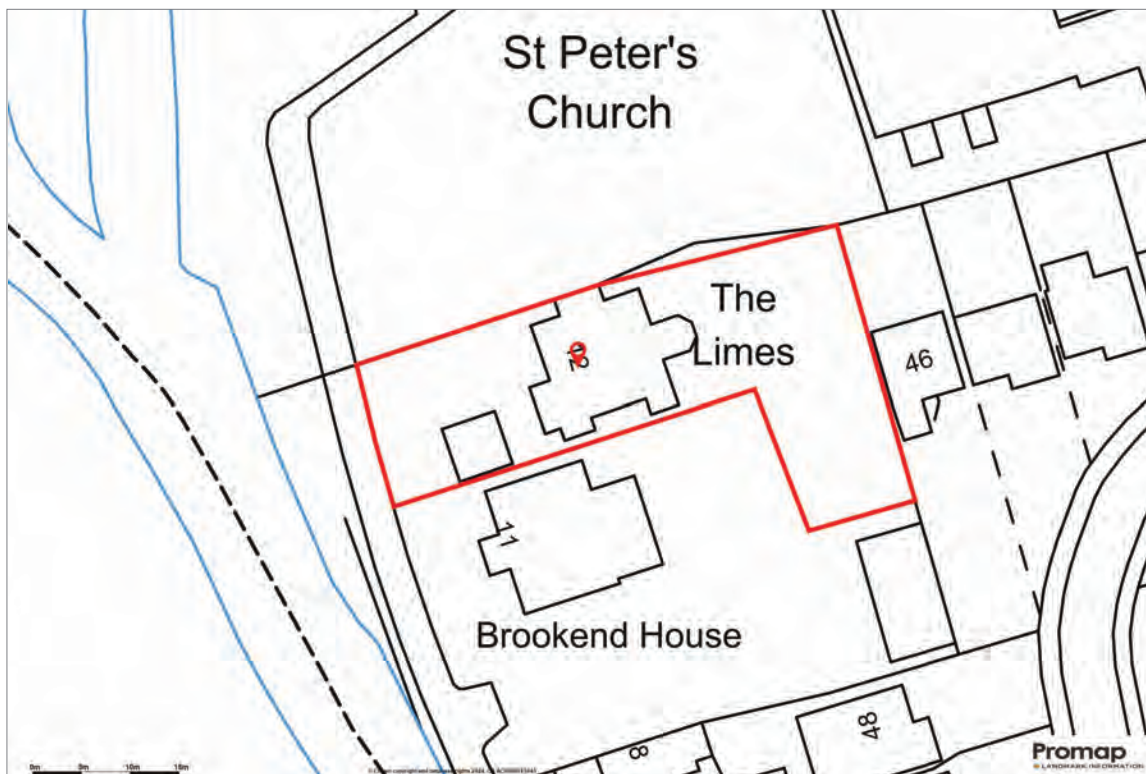
The area benefits from excellent transport links, with the A5 providing easy access to nearby towns such as Atherstone and Hinckley, and the M42 and M69 connecting to Birmingham, Leicester, and beyond. For commuters, Nuneaton train station is a short drive away, offering direct services to major cities including London.

Families are well-catered for, with highly regarded local schools such as Witherley CofE Primary School in the village and a selection of outstanding secondary schools and independent options in the surrounding area.

Residents enjoy a range of outdoor pursuits, with scenic countryside walks and cycling routes on their doorstep. The nearby River Anker adds to the village's charm, while local pubs, shops, and amenities provide convenience without sacrificing Witherley's serene atmosphere.

Witherley offers the perfect balance of countryside living with easy connections to urban hubs, making it an exceptional place to call home.





Services, Utilities & Property Information

Utilities – Mains water, drainage & sewers, electricity & gas

Heating – Gas central heating

Mobile Phone Coverage – 4G & 5G Mobile signal is available in the area, please check with your provider

Broadband Availability – Ultrafast broadband is available in the area

Parking - Double detached garage and driveway parking for 4+ vehicles

Special Note – The property falls within Witherley Conservation Area and has Tree Preservation Orders in place.

Tenure – Freehold

Directions – Postcode: CV9 3LQ

Local Authority: Hinckley & Bosworth

Council Tax Band: F

Viewing Arrangements

Strictly via the vendors sole agent Graham Howell at Fine & Country Coventry on 07972 – 616405

Website

For more information visit www.fineandcountry.com

Opening Hours

Monday to Friday 9.00 am – 5.30 pm

Saturday 9.00 am – 4.30 pm

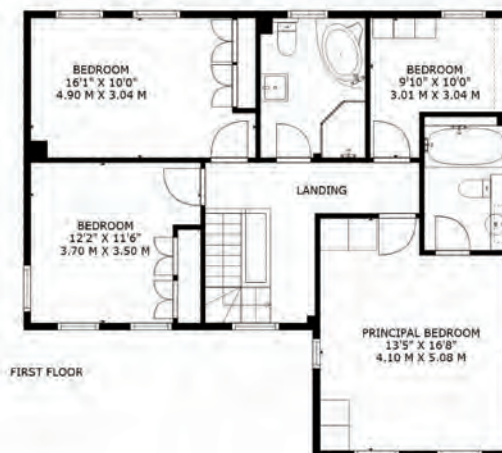
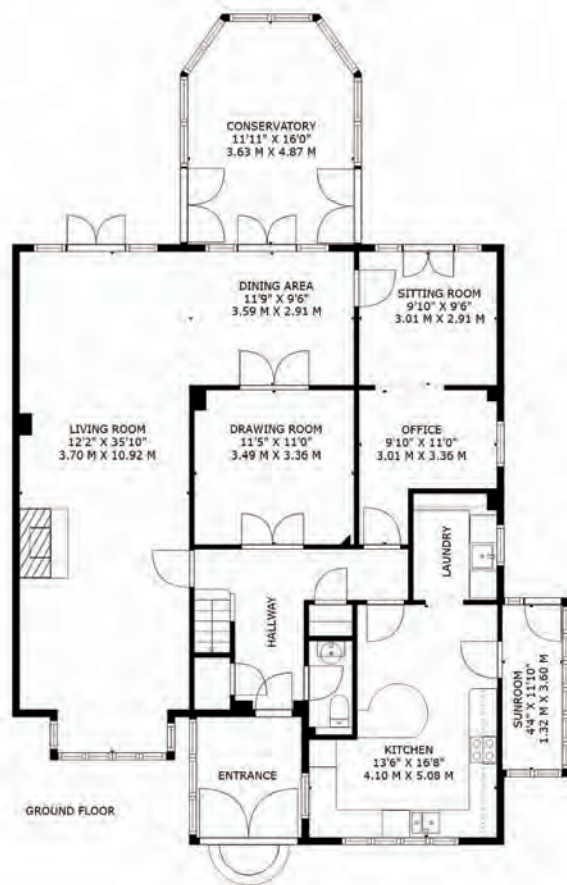
Sunday By appointment only



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROSS INTERNAL AREA: 2442 sq ft, 227 m²
GARAGE: 328 sq ft, 31 m²

OVERALL TOTALS: 2770 sq ft, 258 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION







GRAHAM HOWELL
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Graham is a well-established figure within the property profession before joining Fine & Country team and is a great role model for the brand. He is a passionate expert with a wealth of success stories for helping people with marketing strategies and secure the best price for their home.

His experience affords him to share his knowledge with clients with the added benefit of also being a property expert and has a wealth of experience in learning & development in the industry. This training has been followed by both new and old agents to raise the bar on standards in the industry. Graham lives on the outskirts of Coventry with his son Stan.

Prior coming to Fine & Country, Graham has won numerous awards throughout his 17 years' experience within the industry.

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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