



## Woodbine Cottage

Atterton Lane, Witherley





OUR FAMILY  
SIT AT THE TABLE  
FROM  
THE OWENS





# Woodbine Cottage

Atterton Lane, Witherley

- A beautiful double bay fronted period home
- Views of open countryside to the rear
- Gravel driveway providing ample parking
- Detached double garage with electric doors
- Generous and established rear gardens
- Entrance hall with parquet flooring and oak staircase
- Open-plan bay fronted kitchen/diner
- Five double bedrooms and three bathrooms
- EPC Rating D / Council Tax Band F / Freehold

## General Description

Alexanders of Market Bosworth are privileged with instruction to market this beautiful double bay fronted period property, situated on the edge of the village settlement of Witherley.

The property occupies a large plot with detached double garage to the side, generous rear gardens and views of open countryside to the rear.

Woodbine Cottage retains much of its original character and charm, with features such as exposed beams, brick fireplaces, oak doors and original flooring. The property has been cleverly updated and extended and now provides a gross floor area of circa 2,400 square feet.

## Location

There is a village pub, primary school and church within Witherley. The nearby town of Atherstone has a full range of amenities and a train station providing excellent commuter access to London, Birmingham and Leicester.









## Accommodation

The property has a traditional porch, with front door leading into the entrance hall featuring parquet flooring. There is an impressive oak staircase and access to the open-plan front to back kitchen/diner, with island unit and granite worktops. The sitting room features a brick fireplace with inset cast iron log burning stove and arched oak door, leading to the family room/snug. There is also a study, utility room/kitchenette and downstairs shower room. The layout offers potential for self-contained ground floor living accommodation.

On the first floor there are three double bedrooms, and a Jack and Jill family bathroom, with a door from the hallway and main bedroom. A further two bedrooms are found on the second floor, as well as a three-piece shower room.

## The Outside

Woodbine Cottage is a handsome and imposing property, fronting Atterton Lane, set behind a brick and wrought iron fence with garden pathway leading to the front door. There is a gravelled drive to the side, providing ample parking and access to the detached double garage with electric roll up doors.

The rear gardens are generous in size, with mature borders. The garden is laid mainly to lawn with a seating terrace directly to the rear of the property, several flower beds, and a outlook across countryside.

## Distances

Market Bosworth 8 miles, Nuneaton 6 miles, Birmingham 23 miles, Leicester 20 miles, Nottingham 35 miles, Derby 35 miles, Coventry 16 miles, Atherstone Station 2 miles, East Midlands Airport 21 miles.

## Viewing

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.

## Tenure

Freehold.

## Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR (Tel: 01455 238141). Council Tax Band F.

## Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

## Money Laundering

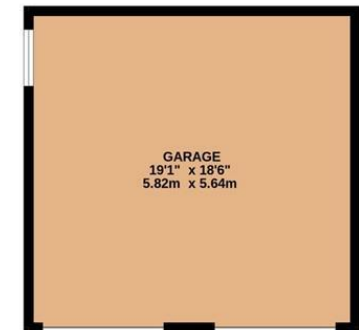
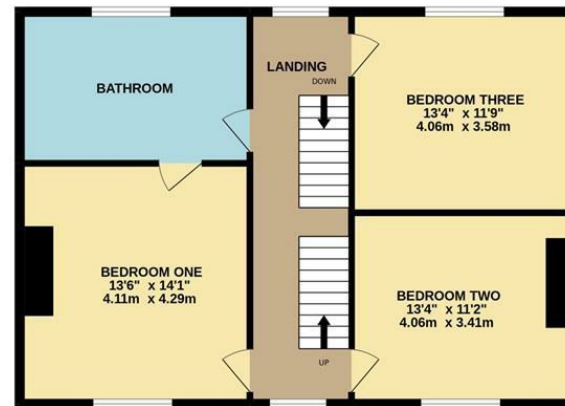
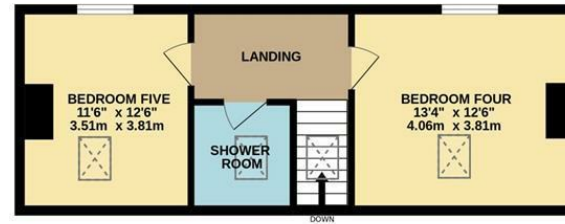
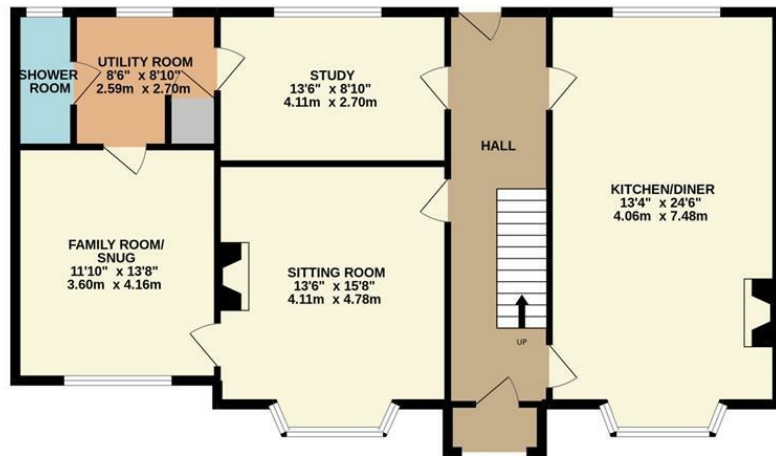
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.











TOTAL FLOOR AREA : 2488 sq.ft. (231.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Viewing by appointment only

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### Important Information

Viewing - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471  
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.



