



Norton Hill

Austrey, Atherstone, , CV9 3ED

£660,000

Property Features

- Substantial five-bedroom detached family home
- Three generous reception rooms plus conservatory
- Large kitchen/family room with additional second kitchen
- Utility, pantry, and store for excellent storage and functionality
- Downstairs bathroom and WC for added convenience
- Flexible layout ideal for multi-generational living
- Full of character features and period charm
- Generous gardens with scope to landscape or extend

Full Description

A substantial five-bedroom detached property offering extensive living accommodation, multiple reception rooms, and generous gardens that surround the entire home. Full of charm and character, the property provides a versatile layout with scope to modernise, extend, or adapt to suit a growing family or multi-generational living.

This one of a kind property seamlessly blends character and charm with modern amenities, offering a truly distinctive living experience unlike anything else on the market.

THE FORE

Set back from the road, the property has an attractive frontage with a welcoming entrance porch. The generous plot provides plenty of scope for parking and future landscaping.

GROUND FLOOR

The ground floor offers an impressive amount of living space, with three separate reception rooms (a living room, dining room, and sitting room) providing flexibility for both family life and entertaining. A bright conservatory connects directly to the gardens, while the spacious kitchen/family room forms the heart of the home. There is also a second kitchen, a utility room, pantry, and store, ensuring excellent storage and functionality. Completing the ground floor is a downstairs bathroom with WC.

KITCHEN/FAMILY ROOM

14' 2" x 26' 1" (4.32m x 7.95m)

CONSERVATORY

10' 8" x 11' 6" (3.25m x 3.51m)

LIVING ROOM



18' 1" x 15' 5" (5.51m x 4.7m)

DINING ROOM

15' x 12' 4" (4.57m x 3.76m)

SITTING ROOM

9' 1" x 15' (2.77m x 4.57m)

KITCHEN 2

12' 4" x 11' 5" (3.76m x 3.48m)

PANTRY

4' 9" x 9' 6" (1.45m x 2.9m)

BATHROOM 2

6' 9" x 6' 6" (2.06m x 1.98m)

WC

6' 9" x 2' 4" (2.06m x 0.71m)

FIRST FLOOR

Up the stairs just off the main kitchen, the property features bedroom one and a sizeable en-suite. Bedroom two also benefits from an en-suite bathroom, while the remaining bedrooms provide flexibility for family, guests, or use as a study. A further family bathroom serves the rest of the house. Up the stairs just off the second entrance to the property we can find bedroom three to bedroom five, all connected by a main landing.

BEDROOM ONE

14' 3" x 16' 3" (4.34m x 4.95m)

BEDROOM ONE EN-SUITE

12' 9" x 9' 5" (3.89m x 2.87m)

BEDROOM TWO

10' 1" x 15' (3.07m x 4.57m)

BEDROOM TWO EN-SUITE

4' 7" x 7' 9" (1.4m x 2.36m)

LANDING

15' 2" x 11' 5" (4.62m x 3.48m)

BEDROOM THREE

10' 7" x 15' (3.23m x 4.57m)

BEDROOM FOUR



9' 6" x 12' 1" (2.9m x 3.68m)

BEDROOM FIVE

12' 3" x 9' 8" (3.73m x 2.95m)

THE REAR

The gardens are a standout feature, wrapping around the entire property and accessible from both the conservatory and the rear door beside the staircase. Offering a mix of lawn and mature planting, the outdoor space provides plenty of room for relaxation, entertaining, and potential future development

UTILITY ROOM

4' 8" x 7' 6" (1.42m x 2.29m)

GARDEN STORE

7' 8" x 6' 8" (2.34m x 2.03m)

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised that this property is freehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements