



**2 Watling Street, Witherley**  
Atherstone



Offers Over **£575,000**





## 2 Watling Street

Witherley, Atherstone

Elegant riverside home that seamlessly melds period grandeur with modern convenience. Offering a rare riverside setting and flexible layout that will suit families, professionals and creatives alike.

Council Tax band: TBD

Tenure: Freehold

- Period red-brick façade with elegant sash windows, decorative cornicing and high ceilings
- Stunning shaker-style kitchen with central granite-topped island, bespoke cabinetry and a feature range cooker beneath an exposed brick chimney breast
- Three generous reception rooms, including formal lounge, elegant dining room and cosy sitting room with a cast-iron log burner
- Six beautifully proportioned bedrooms across two upper floors, each with plush carpets and sash-window views
- Three fully tiled bathrooms and a top-floor kitchenette for guest use or semi-independent living
- Spa-inspired principal bathroom featuring a corner Jacuzzi bath, walk-in glass shower and twin pedestal basins
- Wide engineered-oak landings and original timber staircases linking every level
- Private, mature garden with lawn, paved entertaining terrace, and direct frontage onto the River Anker
- Gated gravel driveway with parking for multiple vehicles and new perimeter fencing



### Dining Room

17' 9" x 15' 1" (5.40m x 4.60m)

To the right of the foyer: deep-pile carpet, arched alcoves with bespoke shelving, plantation-shuttered sash window and period fireplace.

### Living Room

17' 5" x 16' 9" (5.30m x 5.10m)

To the left of the foyer: polished floorboards, tall sash windows and an elegant fireplace surround for relaxed entertaining.

### Kitchen

17' 5" x 13' 1" (5.30m x 4.00m)

Just off the left side of the foyer: shaker-style cabinetry, granite-topped island, feature range cooker beneath exposed brick chimney breast, dual-aspect windows and glazed rear door.

### Ground Floor Bathroom

7' 10" x 7' 3" (2.40m x 2.20m)

At the end of the foyer: fully tiled shower room with contemporary suite, plus adjacent under-stair storage cupboard.

### Family Room

15' 1" x 14' 9" (4.60m x 4.50m)

Cosy snug beyond the hall: plush carpet, cast-iron log burner and garden views.

### Hallway & Staircase

To the right from the kitchen/shower area: a secondary hall leading to the original timber staircase

### Principle Bedroom

18' 4" x 17' 9" (5.60m x 5.40m)

Generous principal room with deep-pile carpet, exposed brick fireplace, fitted sash shutters and views over the garden and River Anker.

### Bedroom 2

17' 5" x 16' 5" (5.30m x 5.00m)

Comfortably carpeted with large sash windows fitted with sash shutters. Ideal for children, guests or as a home office.











**TOTAL: 348 m2**

FLOOR 1: 135 m2, FLOOR 2: 129 m2, FLOOR 3: 84 m2

EXCLUDED AREAS: STORAGE: 11 m2, FIREPLACE: 2 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.







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