

# The Green

Austrey, Atherstone, CV9 3EF

John   
German









# The Green

Austrey, Atherstone, CV9 3EF

£550,000

Stylish and spacious, this extended four-bedroom home offers stunning open-plan living, luxury bedrooms, landscaped gardens with pergola, and flexible spaces including a home office and teen annex. Tucked away in a charming village with lovely views—perfect for modern family life.

John German 



Set in the heart of the sought-after village of Austrey, this beautifully extended four-bedroom detached home offers spacious and versatile living throughout. Featuring multiple reception rooms, a stylish open-plan kitchen with underfloor heating, luxurious bedrooms-including a principal suite with full en-suite-and a landscaped garden with pergola and church spire views, this is a truly impressive family home combining comfort, style, and countryside charm.

**Location**

Austrey is a charming and well-connected village in North Warwickshire, offering a peaceful rural lifestyle with a strong sense of community. The village benefits from a range of local amenities including a traditional thatched roof village pub – The Bird in Hand, a local shop/post office, and a thriving village hall that hosts regular events and clubs. There is a highly regarded village primary school along with The Polesworth high school and two private schools in Twycross and Market Bosworth. Surrounded by rolling countryside, Austrey also offers excellent walking routes and easy access to transport links, with the M42, M1, and A5 nearby-ideal for commuters. Its blend of character, convenience, and community spirit makes Austrey a highly sought-after place to live. Train stations at Tamworth, Nuneaton and Atherstone offer services to London in approximately an hour.

**Welcome to The Firs**

A large, sheltered canopy storm porch provides an elegant first impression at The Firs. A sleek, contemporary front door opens into a central hallway, leading you into the heart of this beautifully extended and stylish family home.

**Ground Floor**

To the right, a thoughtfully designed living room features a front-facing bow window and a rear extended bay with multi-pane windows and central French doors opening onto the garden. At the heart of the room is a stone fireplace with an inset decorative fireplace (fire decommissioned).

The real showstopper is the open-plan living, dining, and kitchen space-the beating heart of this home. With underfloor heating and wood-effect ceramic tiled flooring, it's a brilliant space for everyday family life and entertaining alike. There's room for a large dining table and a relaxed seating area, with picture windows and French doors offering views and access to the garden beyond. The kitchen itself is well-appointed, with cabinetry wrapping around three sides, contrasting worktops, and an inset sink. Appliances include a Bosch induction hob with hood, eye-level oven and grill, integrated dishwasher, and a built-in wine cooler. Just off the kitchen is a versatile snug/playroom, ideal as an additional sitting area, leading through to a guest cloakroom featuring a concealed cistern WC and vanity unit with inset basin, set within a high-gloss roll-edged countertop.

The utility room is beautifully styled with sleek white base and wall cabinets, polished granite countertops, an under-counter Belfast-style sink, and space for laundry appliances. A UPVC window overlooks the rear patio, completing this practical yet elegant space.

**First Floor**

The principal bedroom is generously proportioned and luxuriously fitted with bespoke wardrobes, cupboards, and drawer units-including a built-in seating area. The room is complemented by a private en-suite bathroom featuring a corner bath, bidet, WC, and a stylish vanity unit with inset basin, mirror, and ambient lighting. There's also an oversized quadrant shower, elegant tiling, and a ladder-style heated towel rail.

Bedroom two is a spacious king-size room with its own set of bespoke wardrobes and drawer units, mirroring the high-quality finishes of the principal suite.

Bedroom three is another good-sized double with sliding mirrored wardrobes and picturesque views over the rear garden. Leading off this bedroom is an extended sitting room/study, offering flexibility as a teenage den, private workspace, or even a fifth bedroom.

Bedroom four has been expertly fitted as a home office, complete with a custom desk, drawers, shelving, and tall soft-close cabinets-ideal for remote working. A loft hatch with ladder provides access to a boarded and lit roof space, perfect for extra storage.

The family bathroom is stylishly appointed with tongue-and-groove panelling, a tiled standalone shower cubicle, vanity unit with inset basin, mirror with lighting above, WC, and a ladder-style towel radiator

**Outdoor Living**

Step outside to discover the beautifully landscaped rear garden, with views towards the village church spire. An extensive paved patio wraps around the back of the home and leads to a charming outdoor living area complete with a timber pergola with mature vine roof offering shelter from the Summer sunshine, outdoor lighting, and heating-perfect for al fresco dining or relaxing into the evening. Steps from the patio rise to a central lawn, surrounded by mature, well-stocked borders. The garden enjoys a high degree of privacy that isn't overlooked, making it a tranquil retreat for both everyday enjoyment and summer entertaining. To the front is a two-car block paved driveway with access to the garage which has power and light.

- Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
- Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.
- Property construction:** Standard
- Parking:** Drive
- Electricity supply:** Mains
- Water supply:** Mains
- Sewerage:** Mains
- Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).
- Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>
- Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>
- Local Authority/Tax Band:** North Warwickshire Borough Council / Tax Band E
- Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)
- Our Ref:** JGA/17072025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







John German





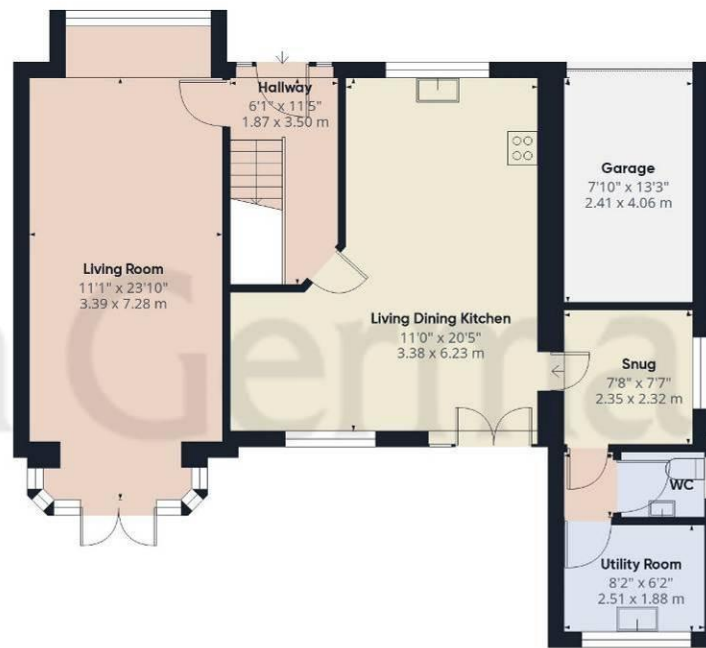












Ground Floor

Approximate total area<sup>(1)</sup>

1622 ft<sup>2</sup>

150.6 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

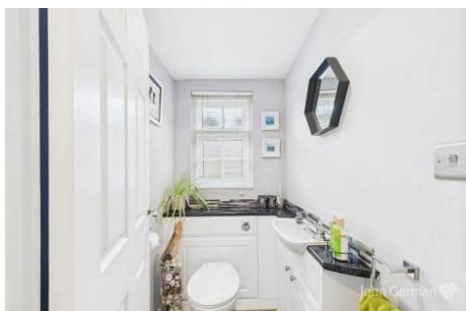
## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent





