



The White House, 26 Church Walk, Atherstone, Warwickshire, CV9 1AJ

HOWKINS &  
HARRISON

The White House,  
26 Church Walk, Atherstone,  
Warwickshire, CV9 1AJ

Guide Price: £575,000

Set along one of Atherstone's most desirable streets,

The White House is an elegant detached period home full of charm and character, offering 2,000 sqft of beautifully balanced accommodation. With its distinctive roofline, twin front bays and sash windows, the property combines early 19th-century elegance with comfortable modern living. Inside, the ground floor includes three welcoming reception rooms, a large kitchen/breakfast room and a bright conservatory overlooking the mature landscaped gardens. Upstairs there are four bedrooms, the main with en-suite, together with a stylish family bathroom.

Outside, the established south-facing gardens feature shaped lawns, seating terraces and a circular ornamental pond, while a detached coach house with garaging and parking lies to the rear, accessed via a private gated entrance.



## Location

Nestled along Church Walk in the market town of Atherstone, this home enjoys a highly-convenient central location within Warwickshire, offering direct access to the town's shops, cafés, and historic amenities. Atherstone provides a full range of local services including a weekly market, supermarkets, cafes and the leisure complex at the Memorial Hall offering swimming, gym and community activities. Schooling is well catered for with primary options such as Outwoods Primary School and St Benedict's Catholic Primary Academy, and the respected The Queen Elizabeth Academy on Witherley Road providing secondary education. The town lies alongside the A5 and is well-placed for the M42/M6 links, giving easy access to the wider Midlands and beyond.

### Travel Distances

Tamworth – 8 miles

Nuneaton – 8 miles

Hinckley – 12 miles

Ashby-de-la-Zouch – 13 miles

Birmingham – 24 miles

East Midlands Airport – 22 miles

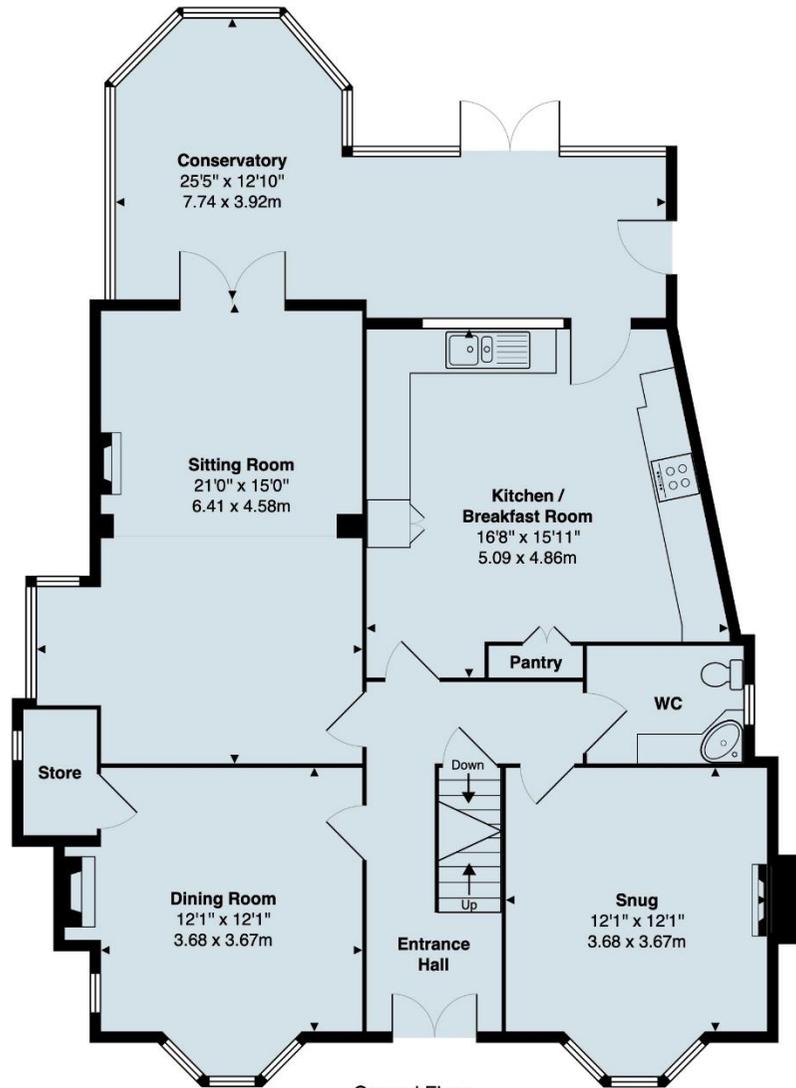


## Accommodation Details - Ground Floor

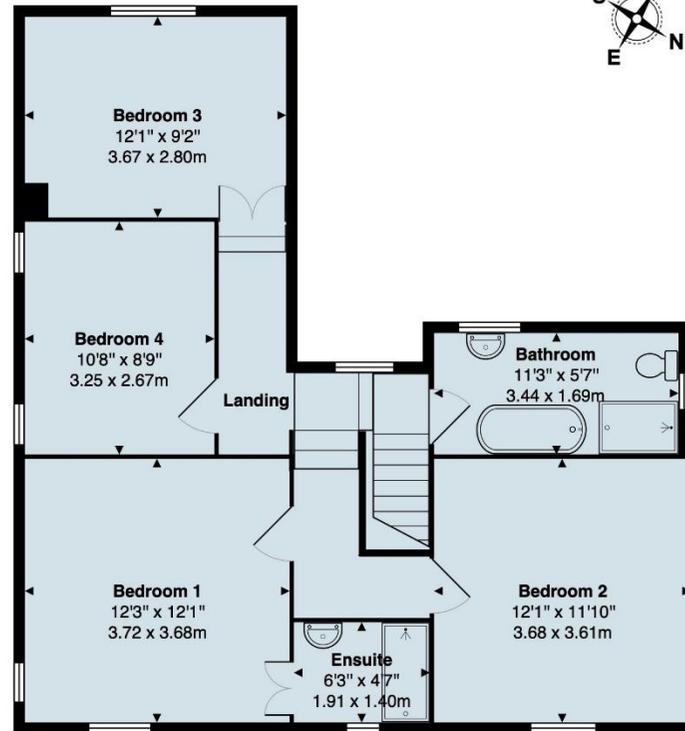
A timber entrance door opens into a welcoming entrance hall, where the staircase rises to the first floor and doors lead to the main reception rooms and a useful cloakroom WC. To the left, the elegant dining room enjoys a bay window overlooking the front garden and exposed timber flooring, while to the right, a comfortable snug also features a bay window to the front and a period fireplace. At the rear of the property, the spacious sitting room offers a superb family space with an attractive feature fireplace and French doors leading into the conservatory, which enjoys lovely views across the garden and access to the terrace. The kitchen/breakfast room is fitted with a range of solid wood units, extensive work surfaces and space for a table and chairs, walk in pantry and a window and glazed door opening to the conservatory. Off the kitchen lies a pantry. A door and stairwell from the hall also leads down to the cellar, providing excellent storage.

## First Floor

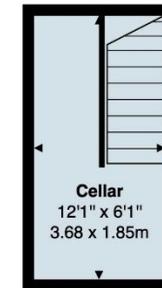
From the hallway, the sweeping staircase rises to a split-level first-floor galleried landing with window to the rear elevation and access to four bedrooms and the family bathroom. The main bedroom includes an en-suite shower room, while the remaining three bedrooms are all well proportioned and served by a modern family bathroom fitted with a freestanding bath and separate shower.



Ground Floor  
Area: 1256 ft<sup>2</sup> ... 116.7 m<sup>2</sup>



First Floor  
Area: 707 ft<sup>2</sup> ... 65.7 m<sup>2</sup>



Basement  
Area: 73 ft<sup>2</sup> ... 6.8 m<sup>2</sup>



**Total Area: 2036 ft<sup>2</sup> ... 189.2 m<sup>2</sup>**  
All measurements are approximate and for display purposes only



## Outside

Externally, The White House is set behind mature hedged boundaries with a pathway leading to the front door. To the rear, well tended south-facing gardens include a circular lawn, gravel pathways, shaped borders and a feature ornamental pond with seating terrace. Beyond the garden, a detached two storey building offers garaging/ workshop space driveway parking, accessed via a private gated entrance.

## Tenure & Possession

The property is freehold with vacant possession being given on completion.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Features

- Elegant detached double fronted period home
- Three generous reception rooms full of character
- Large kitchen/breakfast room with garden outlook
- Bright conservatory opening onto rear terrace
- Four bedrooms including en-suite to main bedroom
- Stylish family bathroom with bath and shower
- Mature south-facing gardens with circular pond
- Detached two storey garage/workshop and parking
- Peaceful setting on sought-after Church Walk
- Excellent access to A5, M42, M6 and rail links





## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested. We are advised that mains water, drainage gas and electricity are connected to the property. The central heating is ???

## Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

## Council Tax

Band - F

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AWAITING EPC



## Howkins & Harrison

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