



The Shrubberies, 49 Warton Lane, Austrey, Warwickshire CV9 3EJ

HOWKINS &  
HARRISON

The Shrubberies,  
49 Warton Lane, Austrey,  
Warwickshire CV9 3EJ

Guide Price: £795,000

A striking and individually designed detached residence, showcasing contemporary architecture and exceptional living space extending to over 2,800 sq. ft.

This impressive home offers a superb blend of modern design and versatile accommodation, featuring expansive open-plan living areas, high-quality finishes throughout and a seamless connection to the beautifully maintained gardens. The property provides generous and flexible living, including a stunning open-plan kitchen/living area, additional reception spaces and well-proportioned bedrooms, complemented by a galleried sitting room and mezzanine level adding further character and interest.

Externally, the home sits within a generous plot with extensive driveway parking, landscaped gardens and modern annexe currently used as a successful AirBnB.

A truly unique home, ideal for modern family living, combining space, style and individuality in a highly desirable setting, finished with cctv and zonal alarm system.



## Location

The Shrubberies enjoys a pleasant position along Warton Lane within the highly regarded village of Austrey, a charming North Warwickshire setting surrounded by open countryside and lying close to the borders of Staffordshire, Derbyshire and Leicestershire. The village offers a strong sense of community along with everyday amenities including a village shop, primary school, churches and the well-known thatched public house, The Bird in Hand. Austrey is ideally placed for access to the National Forest and nearby historic attractions such as Bosworth Field, while also providing excellent commuter links via the A42/M42 corridor. The nearby towns of Tamworth and Ashby-de-la-Zouch offer a wider range of shopping, leisure facilities and schooling options.

### Distances:

Tamworth – 5 miles

Ashby-de-la-Zouch – 6 miles

Atherstone – 4 miles

Nuneaton – 12 miles

Birmingham – 20 miles

East Midlands Airport – 16 miles

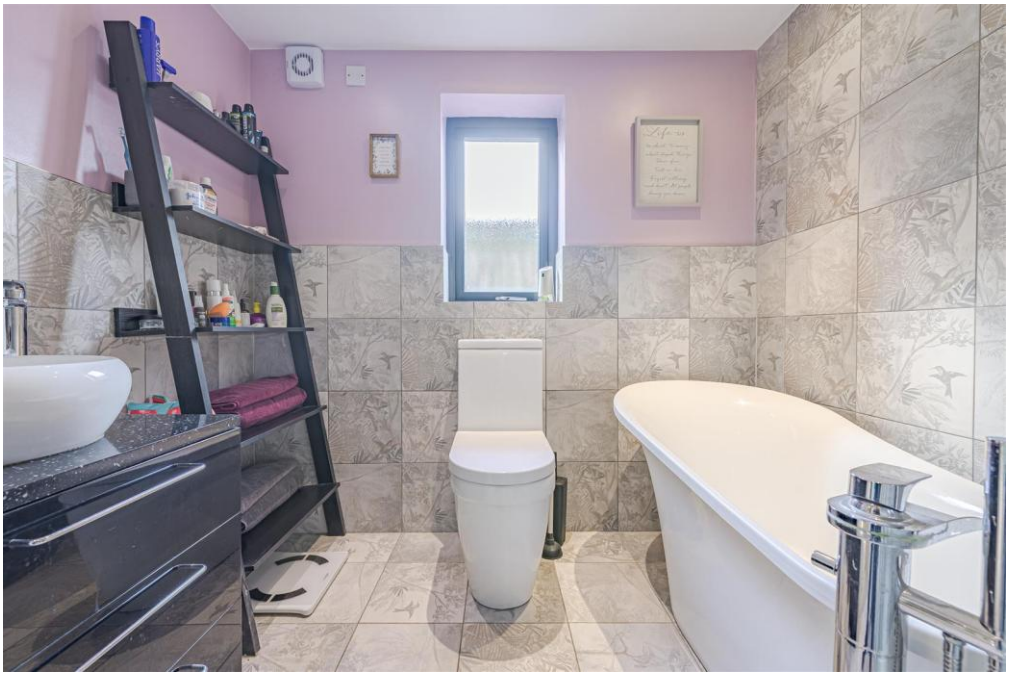


## Accommodation Details

Entering via the welcoming hallway, there is access to a useful utility room with door leading to the rear, providing excellent day-to-day practicality. The hallway opens into the heart of the home, an impressive open-plan living and dining area, centrally positioned and designed for modern living. This bright and spacious area features double opening doors onto the rear patio, creating a seamless connection to the garden and an ideal space for entertaining. To the front elevation sits a stunning kitchen, fitted with a bespoke range of units and integrated appliances, offering both style and functionality. Also positioned to the front is a versatile study/reception area, open-plan to the kitchen, providing a flexible space for working or relaxing. Above this area, a striking galleried sitting room overlooks the reception space below, beautifully enhanced by a dramatic floor-to-ceiling window to the front elevation, flooding the interior with natural light and creating a standout architectural feature.

An inner hallway leads to the bedroom accommodation, with useful built-in storage and a modern shower room. There are four well-proportioned bedrooms, three benefiting from built-in wardrobes, with the principal bedroom further enjoying a stylish four-piece en-suite shower room.





## Annexe

Presently used as a successful Air B&B. The annexe is accessed independently and opens into a spacious open-plan living and dining area, providing a bright and versatile main reception space. This area flows naturally into the adjoining kitchen, which is well-appointed and thoughtfully arranged for everyday convenience. Also on the ground floor is a modern shower room, adding to the self-contained practicality of the space. From the living/dining area, a staircase rises to the first floor, where there are two bedrooms. Both rooms are well-proportioned and benefit from natural light, making them suitable for a range of uses including guest accommodation, extended family living or potential rental purposes.

## Outside

Externally, the property is approached via a double gated entrance leading to ample parking for several vehicles. The property occupies a generous plot with landscaped gardens and a detached self-contained annexe accessed via a paved patio. The delightful rear gardens are mainly laid to lawn, offering an excellent space for outdoor enjoyment. To the front, the design is complemented by a stunning paved patio and steps, further enhancing the home's contemporary kerb appeal.



## Features

- Individually designed detached home over 2800 sqff.
- Stunning vaulted ceilings enhancing light and space
- Bespoke architectural design with unique layout
- Impressive open-plan kitchen, living & dining space
- Four well-proportioned bedrooms, principal with en-suite
- Kitchen has integrated appliances
- Generous plot with driveway, gardens and detached annex
- Air conditioning installed for year-round comfort
- Cctv and zonal alarm system
- Underfloor heating throughout main living areas





## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison. Tel: 01827 718021

## 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

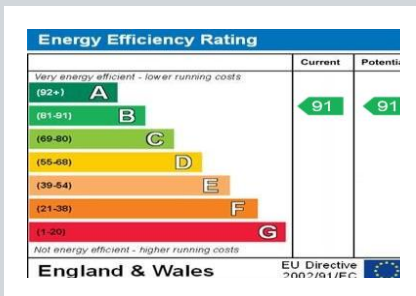
None of the services have been tested. We are advised that the property benefits from mains water, drainage, gas and electricity, which are connected to the property. The central heating is gas fired and broadband is available..

## Local Authority

North Warwickshire Borough Council.

Tel: 01827-715341

Council Tax Band – E



Very care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

## Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021  
 Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
 Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
 Facebook HowkinsandHarrison  
 Twitter HowkinsLLP  
 Instagram HowkinsLLP



This document is made from fully recyclable materials.  
 We are working on ways to move all of our products to recyclable solutions



rightmove  
 find your happy

