



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
- Two en-suite bedrooms plus family bathroom
- 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
- A fantastic opportunity to modernise and create a dream home



## Full Description

This substantial five bedroom detached property in the highly regarded village of Austrey, offers 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. To the rear of the property, which could be gated off for privacy, there is substantial off road private parking and the space could be utilised for an annexe or a garage.



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

The property sits proudly on a corner plot and is approached from Norton Hill, immediately presenting an attractive red brick façade beneath a traditional pitched tiled roof. The frontage is enclosed by a low brick wall with decorative white picket fencing that curves gently with the road, creating a charming and distinctive boundary. A pathway leads to the main entrance, passing a well kept lawned foregarden with space for planting and outdoor seating. The cottage has a welcoming appearance with a combination of traditional windows and characterful details that complement its village surroundings.



### 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