



4 The Green, Mill Lane, Sheepy Parva, Warwickshire, CV9 3RL

HOWKINS &
HARRISON

4 The Green,
Mill Lane, Sheepy Parva,
Warwickshire, CV9 3RL

Guide Price: £395,000

A beautifully presented three-bedroom period home, combining character features with modern-day living and occupying a larger-than-average plot within the enviable village of Sheepy Parva.

Arranged over three floors and extending to approximately 1,228 sq ft, the property offers well-balanced accommodation including two reception rooms, kitchen, shower room and generous conservatory, with three bedrooms above.

Outside, the established gardens are a particular feature, complemented by ample off-road parking, detached garage and open countryside views.

Offered with no upward chain, this is a superb opportunity to acquire a characterful village home in a highly desirable rural setting.



Location

4 The Green occupies a pleasant position within the attractive village of Sheepy Parva, surrounded by the rolling countryside of west Leicestershire yet conveniently placed for access to a number of nearby towns and transport links. The neighbouring villages of Sheepy Magna, Sibson and Twycross provide a strong rural setting, while Atherstone lies only a short drive away and offers a useful range of shops, services and a railway station with connections towards Birmingham and London. The property is also well positioned for access to Market Bosworth, Nuneaton, Hinckley and Tamworth, with the wider Midlands road network readily accessible via the A5, A444 and M42.

Distances:

Atherstone – 4 miles

Market Bosworth – 6 miles

Hinckley – 9 miles

Tamworth – 10 miles

Ashby-de-la-Zouch – 12 miles

M42 Junction 10 – approximately 7 miles

Nuneaton Railway Station – approximately 8 miles

Birmingham Airport / NEC – approximately 20 miles



Accommodation Details - Ground Floor

The front door opens directly into the living room, a welcoming reception space with exposed ceiling timbers, a large window and attractive period-style fireplace. From here, the accommodation flows into the dining room, which provides ample space for a family dining table and benefits from further exposed timbers and useful understairs storage. The kitchen is fitted with a modern range of wall and base units, timber-effect work surfaces and integrated cooking appliances. Also accessed from the dining room is the ground-floor shower room, fitted with a glazed shower enclosure, WC and wash hand basin. Positioned to the side of the property and accessed directly from the dining room, the spacious conservatory provides an excellent additional sitting or family space, with extensive glazing and French doors opening onto the outside space.

Upper Floors

The first floor provides two well-proportioned bedrooms, including a generous principal bedroom, with stairs continuing to the upper floor. The second floor is occupied by a spacious third bedroom, offering excellent flexibility as a principal bedroom, guest room or home office.



Outside

The property occupies a larger-than-average plot with generous gardens, mature planting and an attractive open aspect over neighbouring countryside. Rear vehicular access leads to a driveway providing ample off-road parking, completing a particularly practical and appealing outside arrangement.

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

- Offered for sale with no upward chain
- Larger-than-average plot
- Beautifully presented semi-detached cottage
- Character features with modern living
- Three well-proportioned bedrooms
- Approximately 1228 sqft over three floors
- Envious Sheepy Parva village location
- Ample off-road parking and detached garage
- Scope for extension



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 the property benefits from mains water, drainage, gas and electricity, which are connected to the property.

Local Authority

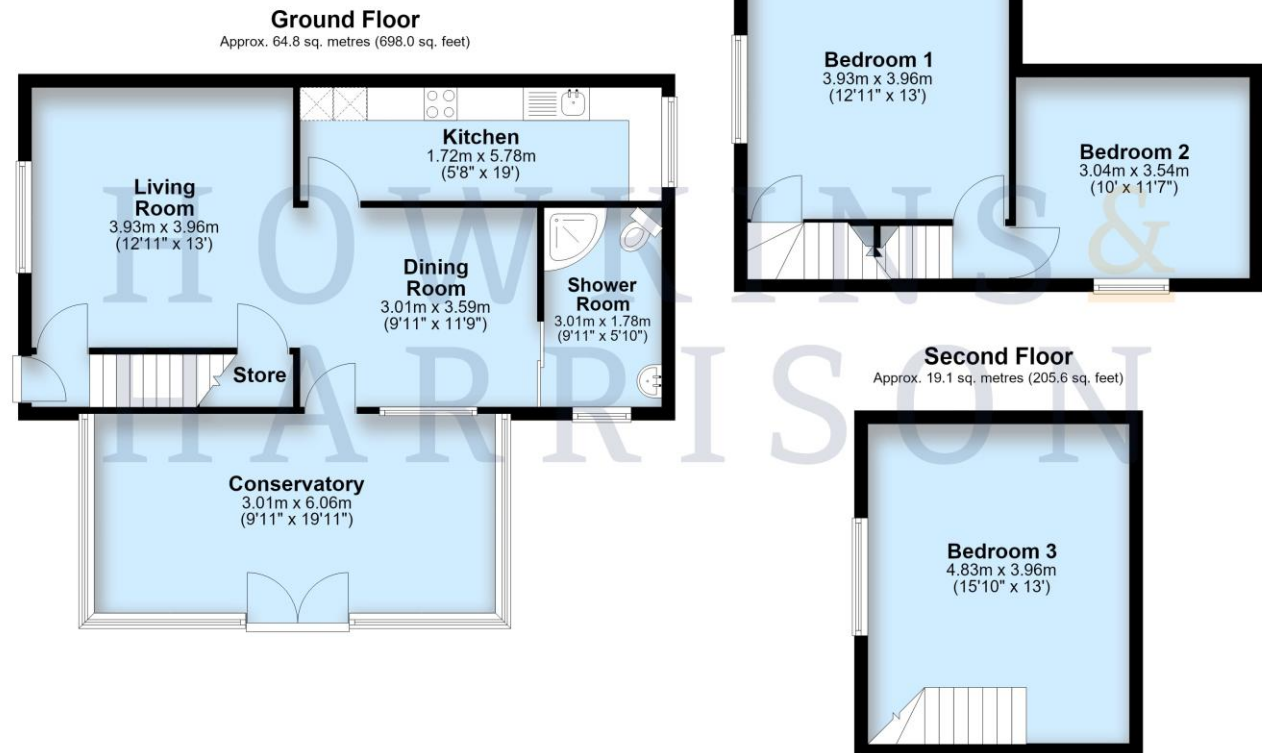
Hinckley and Bosworth Council - Tel: 01455-238141

Council Tax

Band - D

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AWAITING EPC



Total area: approx. 114.1 sq. metres (1228.3 sq. feet)

Every 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

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