



3 Church House Mews, Church Lane, Sheepy Magna, Warwickshire, CV9 3QS

HOWKINS &  
HARRISON

3 Church House Mews,  
Church Lane, Sheepy Magna,  
Warwickshire, CV9 3QS

Guide Price: £220,000

A charming two-bedroom mid mews property situated within the highly regarded Sheepy Magna, enjoying a pleasant position along Church Lane within a small, attractive cottage development.

The property offers well-proportioned accommodation of approximately 840 sq ft, including a generous bay fronted living room with adjoining dining area, a fitted kitchen and two first-floor bedrooms served by a family bathroom. Outside, the cottage benefits from a walled rear garden, providing an appealing outdoor space to complement the setting with a garage set within a detached garage block.

Offered to the market with no upward chain, this is an ideal opportunity for purchasers seeking a characterful village home in a popular and well-connected location.



## Location

3 Church House Mews is situated within the heart of the popular village of Sheepy Magna, enjoying a pleasant position close to the village church and green. Sheepy Magna offers a well-regarded primary school, village hall and public house, with a wider range of shops, services and schooling available in nearby Atherstone. The village is surrounded by attractive countryside while remaining well placed for commuters, with convenient access to the A5, A444, M42 and M69, providing excellent links to the wider Midlands motorway network. Ashby-de-la-Zouch is also within easy reach, offering a further range of amenities and leisure facilities.

## Travel distances

Atherstone – approx. 3 miles

Ashby-de-la-Zouch – approx. 7 miles

Tamworth – approx. 11 miles

Leicester – approx. 15 miles

Birmingham – approx. 22 miles

East Midlands Airport – approx. 18 miles



## Accommodation Details - Ground Floor

From the front door you step into the porch, providing a useful entrance space before a door opens into the main living room. This is a particularly generous room, arranged in an L-shaped layout with clearly defined areas for both sitting and dining, and complemented by character features including exposed ceiling beams. Stairs rise from the living room to the first floor, and the layout flows through to the rear where a door leads into the kitchen. The kitchen is fitted with a range of wall and base units with work surfaces, integrated double ovens and further appliance space, with a window overlooking the rear and a door providing direct access out to the garden.

## First Floor

To the first floor, the landing gives access to two bedrooms and the bathroom. Bedroom one is a notably spacious double room and benefits from two sets of built-in wardrobes. Bedroom two is also a well-proportioned double, featuring a walk-in storage cupboard in addition to a double wardrobe. Completing the first floor is the bathroom, fitted with a three-piece suite comprising a bath with shower over, wash basin and WC.

## Outside

Externally, the property enjoys an enclosed rear courtyard-style garden, arranged for ease of maintenance and providing a pleasant space for outdoor seating and potted planting, with gated access out to the rear. Running alongside the cottage is a detached three garage block with the first garage belonging to No 3.



## 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

- Mid mews village cottage with garage
- No upward chain
- Generous L-shaped lounge/dining room
- Separate fitted kitchen to the rear
- Two well proportioned double bedrooms
- Particularly spacious principal bedroom
- First floor bathroom
- Enclosed rear courtyard style garden
- Sought after Sheepy Magna location
- Character features including exposed beams



## 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 and electricity are connected to the property. The central heating is gas fired.

## Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

## Council Tax

Band - C

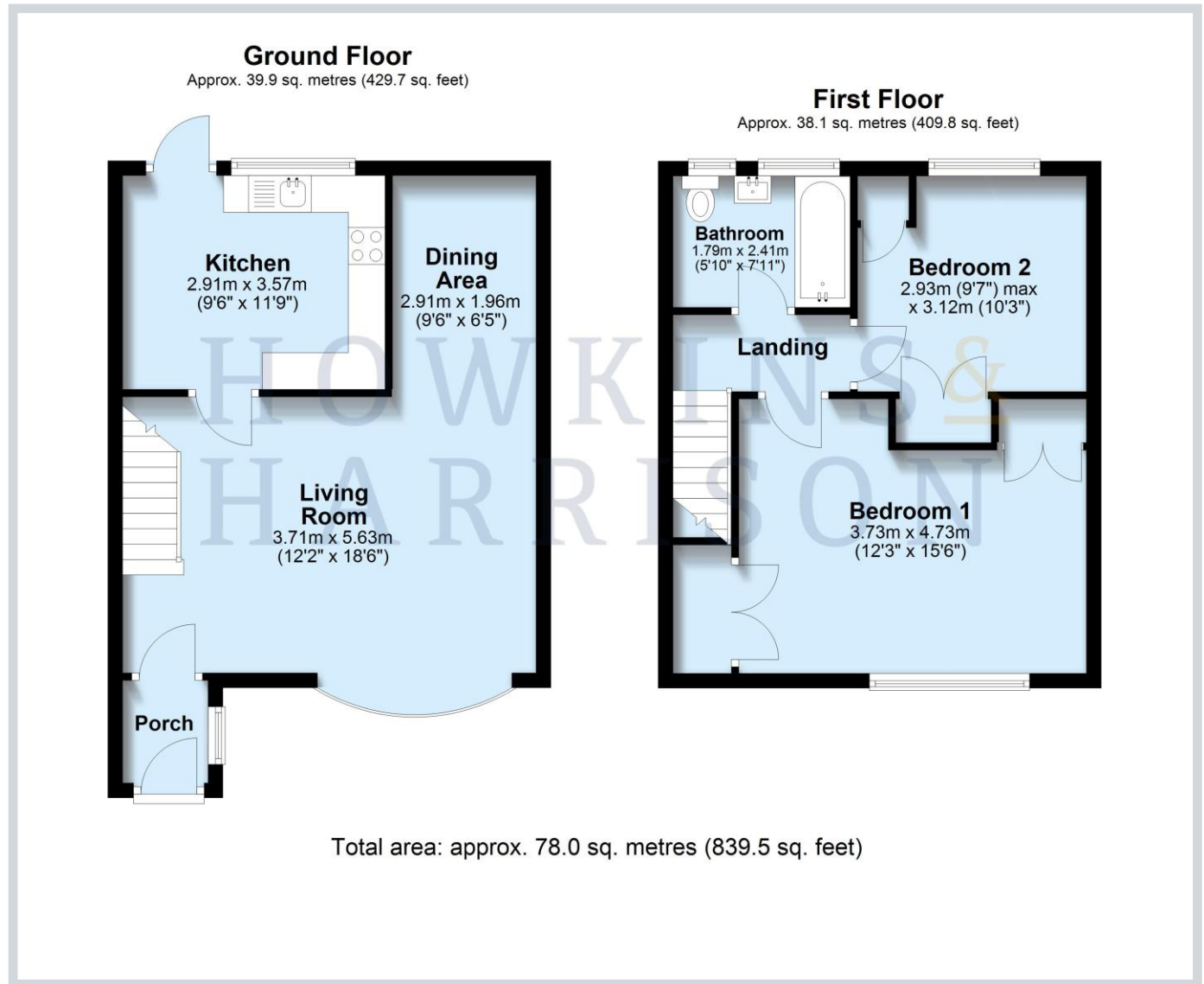
**HOWKINS &  
HARRISON**

AWAITING EPC

## 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](https://www.facebook.com/HowkinsandHarrison)  
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)  
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)



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.



**rightmove**  
find your happy



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