



Pembridge House, 1, Glebe Rise, Austrey, Warwickshire, CV9 3HF

HOWKINS &
HARRISON

Pembridge House,
1 Glebe Rise, Austrey,
Warwickshire, CV9 3HF

Guide Price: £645,000

Pembridge House is a striking and highly individual detached residence offering 2,865 sqft. of versatile accommodation arranged over three floors. The ground floor provides generous living space with a substantial living room, separate dining room, well-proportioned kitchen, pantry, utility and cloakroom, while the upper floors offer up to six bedrooms, including two with en-suite facilities and excellent flexibility for family life, guests or home working.

Externally, the property is equally appealing, with distinctive white-rendered elevations, a private enclosed garden, generous driveway parking and a double garage. Established planting, mature hedging and paved seating areas create an attractive outdoor setting, while the village position is complemented by open countryside close at hand. Maintained to a high standard, viewing is highly recommended.



Location

Pembridge House occupies a pleasant position in the sought-after North Warwickshire village of Austrey, a well-established rural community close to the borders of Staffordshire, Leicestershire and Derbyshire. The village offers a good range of local amenities, including a village shop, public house, primary school and parish church, while a wider selection of shopping, leisure and everyday facilities can be found in nearby Atherstone and Tamworth. Austrey is particularly well placed for access to the surrounding road network and larger commercial centres, making it an attractive location for those seeking village living while remaining conveniently connected.

Travel Distances

Atherstone – approx. 5 miles

Tamworth – approx. 6 miles

Market Bosworth – approx. 7 miles

Ashby-de-la-Zouch – approx. 8 miles

Nuneaton – approx. 10 miles

Lichfield – approx. 11 miles

Birmingham – approx. 19 miles

East Midlands Airport – approx. 22 miles



Accommodation Details - Ground Floor

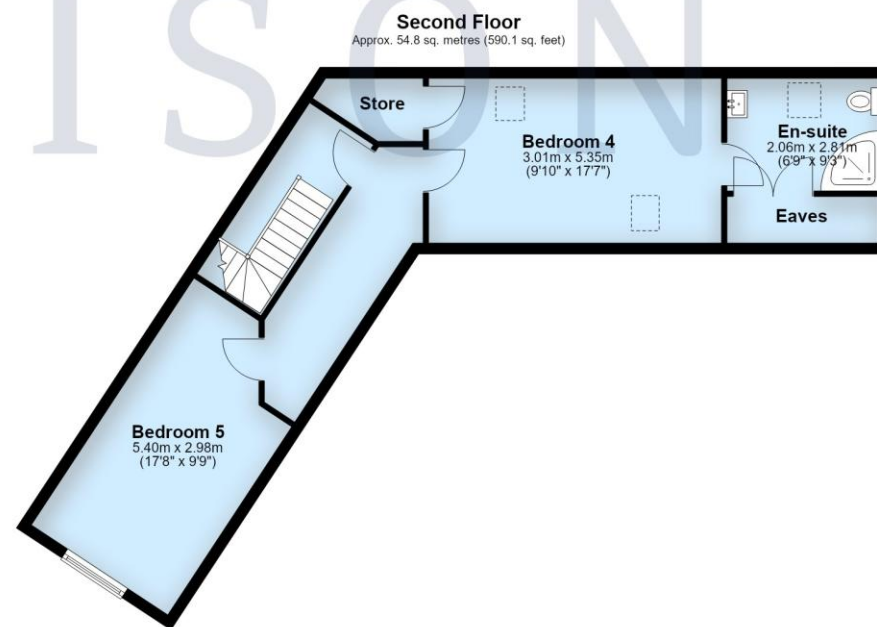
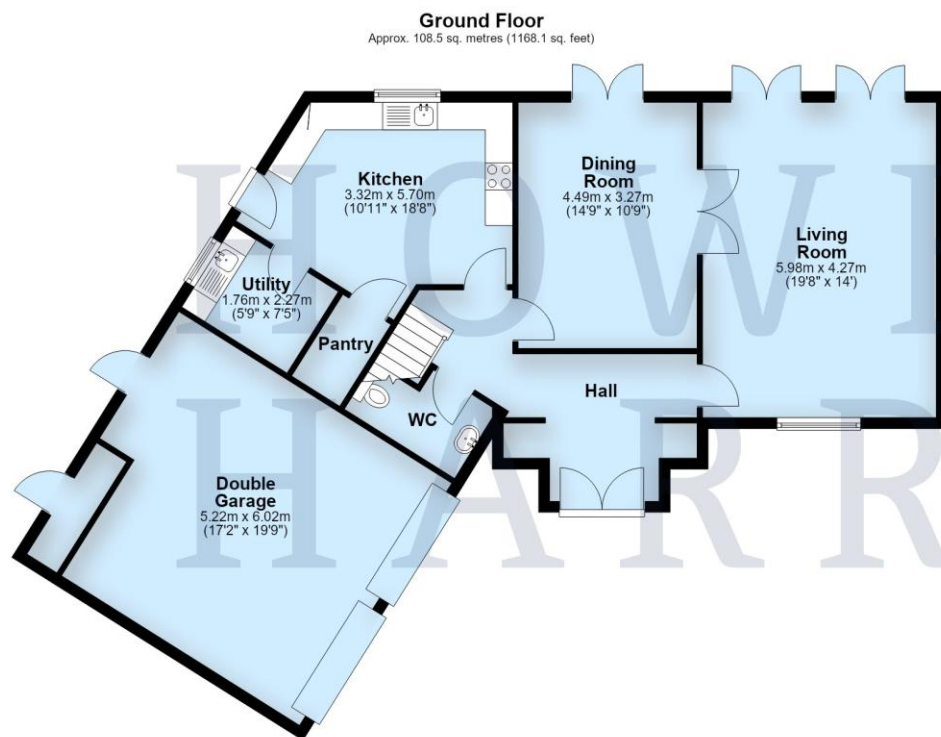
From the front entrance, double doors open into a welcoming central hall which leads naturally into the principal ground floor accommodation. The generous dual-aspect living room is a bright and comfortable reception space, centred around a feature fireplace and benefiting from two sets of French doors opening directly onto the garden. Across the hall, the separate dining room also enjoys French doors to the rear, creating an easy connection between the main reception rooms and the outside space.

The kitchen is fitted with a comprehensive range of contemporary units and work surfaces, with room for informal dining. From here there is access to a useful pantry and separate utility room, while a ground floor WC completes the accommodation on this level.

First Floor

Stairs rise to a particularly spacious first-floor landing, which is a notable feature in its own right, with skylight windows bringing in natural light and useful built-in storage. Bedroom One is a generous dual-aspect principal bedroom with its own en-suite, while Bedroom Two and Bedroom Three provide further well-proportioned accommodation. There is also an additional Office/Bedroom Six, offering useful flexibility for home working, guests or family use, together with a separate shower room serving this floor.

The staircase continues to the second floor, where there are two further bedrooms. Bedroom Four benefits from its own en-suite shower room, while Bedroom Five provides another useful bedroom, with additional store and eaves space completing the upper floor.





Outside

Outside, the property is approached over a generous driveway providing ample parking and access to the detached double garage. To the rear is an enclosed garden with areas of lawn, established planting and mature boundary hedging, together with paved seating areas adjoining the house.

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

- Individual detached village residence
- 2865 sqft. versatile accommodation over three floors
- Generous living and dining rooms
- Kitchen, pantry and separate utility
- Up to six bedrooms, two with en-suite facilities
- Private enclosed landscaped garden
- Double garage and driveway parking
- Well maintained throughout





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. The central heating is gas fired and broadband is available.

Local Authority

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

Council Tax

Band - G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



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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.



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