



Bridge House, Watling Street, Witherley, Atherstone

Bridge House, Watling Street, Witherley, Atherstone, CV9 1RD

for sale offers over
£575,000



Property Description

This fabulous double fronted set on the outskirts of the ever popular village location of Witherley. Being set over three floors and full of character and original features, this property has to be viewed to be appreciated. On the ground floor there are three large reception rooms with large sash windows with plantation shutters, which floods the rooms with natural light, decorative cornicing and statement fire places just adds to its charm, there is a ground floor shower room and breakfast kitchen. The first floor has four bedrooms a storage room and a palacious family bathroom. The second floor is ideal as a guest suite or for independent living, which has a sitting room, two bedrooms, bathroom and kitchen. Outside there is a driveway via electronically operated wrought iron gates and to the rear are gardens leading to the river side with countryside views.

Reception Hallway

An imposing hallway via a traditional six panel doorway, tiled flooring, high ceilings with cornicing, and staircase leading off to the first floor landing.

Dining Room

Having Arched alcoves with bespoke shelving, sash window with plantation shutters, and period fireplace.

Living Room

Having tall sash windows, period fireplace and polished wood flooring

Lounge

Having a log burner, window overlooking the garden

Kitchen

Being fitted to comprise of a range of wall and base units incorporating a island unit with granite worktops, a range cooker under a exposed brick chimney breast, dual aspect windows to the rear and side and glazed door to the garden.

Shower Room

Having a tiled shower cubicle, wash hand basin and wc, with storage cupboard

First Floor Landing

Via a half turn staircase, with window to the side elevation, and doors leading to

Bedroom One

With exposed brick fireplace, sash window with shutters

Bedroom Two

Large sash windows with shutters

Bedroom Three

Large sash window

Bedroom Four

Large sash window with shutters

Bathroom

a large spa inspired suite comprising of Jacuzzi bath, frameless glass walk in shower, twin pedestal sinks and wc, floor to ceiling porcelain tiles with sash window.

Second Floor Landing

Having loft access, inset storage and doors leading to, this floor is ideal as a guest suite or for independent living.

Sitting Room

Flexible living area with feature fireplace

Bedroom 5

Having Dormer windows, character roof timbers

Bedroom 6

Dormer windows, Character roof timbers

Bathroom

Fully tiled family bathroom with modern suite and heated towel rail

Kitchen

Comprising of base units with worksurfaces over with sink and splashback tiling

Driveway

A graveled driveway via gated access, offering secure parking for multiple vehicles

Garden

Having a private garden, being predominantly laid to lawn, with mature shrubs, borders and trees, a paved entertaining area which sits beside the river anker.









Ground Floor



First Floor



Second Floor

Total floor area 349.2 m² (3,759 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

T 01827 66400
E tamworth@burchelledwards.co.uk

1 Bolebridge Street
 TAMWORTH B79 7PA

EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/TAM207778



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: TAM207778 - 0002