

# HUNTERS<sup>®</sup>

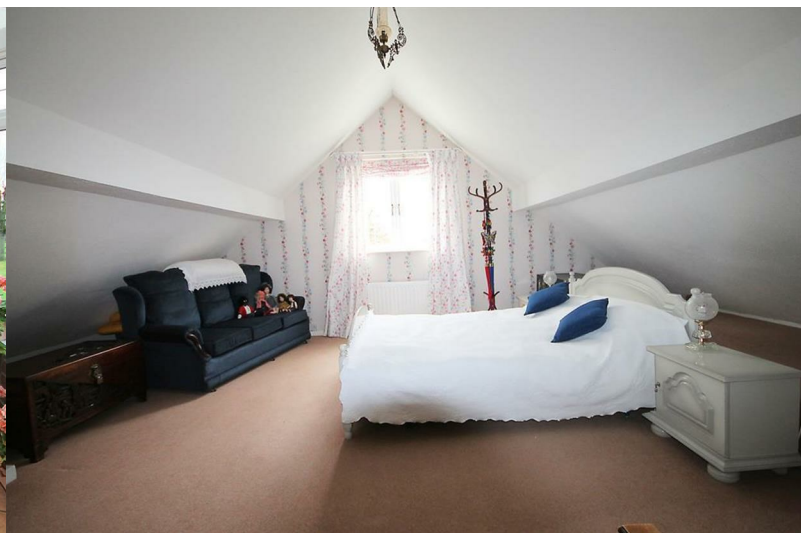
HERE TO GET *you* THERE



## Dexter Lane

Hurley, Atherstone, CV9 2JG

£795,000





# Rookery Oak Dexter Lane

Hurley, Atherstone, CV9 2JG

£795,000



## COVERED PORCH ENTRANCE

with quarry tiled floor and courtesy light

## IMPRESSIVE RECEPTION HALL

having attractive entrance double glazed door, covered parquet floor, small paned window to front, double radiator, telephone and broadband connection point, alarm control. Thermostatic heating control, easy tread staircase with wrought iron balustrade leading to gallery landing.

## GROUND FLOOR::

GROUND FLOOR::

## SHOWER ROOM/WC

Having coloured suite comprising: shower cabinet, wc with low level suite, pedestal wash hand basin. Full wall tiling, tiled floor, radiator with chrome heated towel rail, wall mirror, light incorporating shaver point, small paned window to rear with glass embossed with oak leaves

## BEDROOM FOUR.OFFICE

7'0" x 12'0" (2.13 x 3.66)

with double radiator. Double glazed window.

## L-SHAPED LOUNGE AND SITTING ROOM

LOUNGE 12'11" X 19'11" having open marble and tiled fireplace with raised hearth, cheeks and mantle fitted with gas fire. Two radiators, coved ceiling, wall light points, two double glazed small paned windows facing front. Ornamental arch opening to

SITTING ROOM 12' x 9'5" max having coved ceiling with triple glazed patio doors opening to side garden. Double radiator.

## L SHAPED BREAKFAST KITCHEN

16'6" x 14'0" (5.03 x 4.27)

having a comprehensive range of fitted units comprising: double bowl single drainer stainless steel sink unit with mixer tap and cupboards under, wall mounted units, base cupboards with drawers, work surfaces over. Two full height pantry stores with central Scholtes double oven with grill, fridge and dishwasher space. Oil fired aga range, fitted four burner electric hob, breakfast bar and add...

## SNUG/DINING ROOM

9'5" x 11'0" (2.87 x 3.35)

Used by the present owner as a snug with fitted double radiator and window overlooking front of property. Small paned entrance door to hallway

## DINING AREA

From the Kitchen stable door to Dining Area 16'6" X 16'6" (FORMALLY THE DOUBLE GARAGE) With tiled floor. Power points, fridge and freezer space and fitted unit. Double central heating radiator. Double doors leading to conservatory. (This could be converted back for garage use) Archway to:

## UTILITY/LAUNDRY ROOM

15'0" x 4'0" (4.57 x 1.22)

Having gas fired central heating boiler, space for tumble dryer, plumbing for automatic washing machine, double drainer stainless steel sink unit with mixer tap and cupboards under, wall mounted cupboards. small paned window. Stable door to rear courtyard.

## CONSERVATORY

12'2" x 14'3" (3.71 x 4.34)

having courtesy light. Double glazed. double radiator. Tiled floor. Double glazed doors opening onto patio overlooking gardens and paddocks

## ON THE FIRST FLOOR

approached by easy tread staircase with open wrought iron balustrade to: GALLERY LANDING having wall light points leading to: -

## BEDROOM ONE

having three radiators, three double fitted wardrobes with cupboards over. Bedhead with illuminated display arch, bedside cabinets, twin three drawer chests with twin two and half door shelved under eve storage cupboards. Three windows enjoying views over surrounding fields. -

## BATHROOM EN-SUITE

having fitted towel rail and radiator. Off white coloured suite with panelled bath fitted with shower unit. Wc with low level suite and bidet with fitted surrounding cupboards and shelf over. Two hand basins fitted into twin cupboard units. Fully

Tel: 01827 66277

tilled. Fitted swivel mirror. Fitted shaver point. Window to rear with glass embossed with oak leaves

### HALLWAY OFF LANDING

with fitted wardrobe with cupboards over and side illuminated book shelving. Overhead hatch leading to attic fully insulated.

### BEDROOM TWO

16'0" x 20'5" (4.88 x 6.22)

having double radiator, Paned window with views over garden and paddocks.

### BEDROOM THREE

9'6" x 9'3" (2.9 x 2.82)

having radiator, lagged under eve storage, double wardrobe with cupboards over, illuminated book shelving, additional shelving to side. Window with views to front

### SHOWER ROOM

having radiator, door enclosing lagged copper hot water cylinder, white suite with pedestal wash hand basin. Fitted low level wc with unit around holding shelving. Shower unit with glass surround. Fitted shaver point. Fitted mirror. window to rear embossed with oak leaves. Fully tiled.

### OUTSIDE

OUTSIDE

### FORMAL GARDENS

having raised paved patio, conifer screening and rockeries, pond, numerous trees and shrubs, extensive lawn, hose tap, external lighting, additional rear side lawn with vegetable

patch, conifer hedge screening, two gated tradesman's entrances, additional gated access for storage of boat/caravan/horse box etc. Gate to paddock two

### GATED PADDOCKS

GATED PADDOCKS

### PADDOCK ONE

having Silver Birch copse and five timber-built stables with concrete bases, electricity and water, plus additional shed/feed store. Gate leading to garden and to further paddocks.

### PADDOCK TWO

with hedge boundary and incorporating, open timber shelter. Both these two paddocks have post and rail fencing separating them from the garden

### PADDOCK THREE

mainly hedge boundary with gated road access

### PADDOCK FOUR

hedge and fenced boundary with gated road access

### STABLES AND OUTBUILDINGS

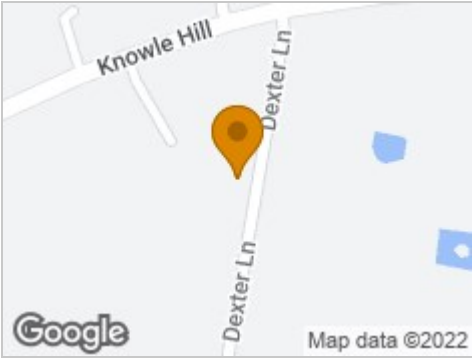
The property enjoys a range of stables, store and loose boxes ideal for equestrian use set to the right hand side of the property.

### PLOT SIZE

Please note, the land size of 5.3 Acres is approximate. (A title plan and measurement can be provided upon request) We would also recommend making your own enquiries before legal commitment to the property.



Road Map



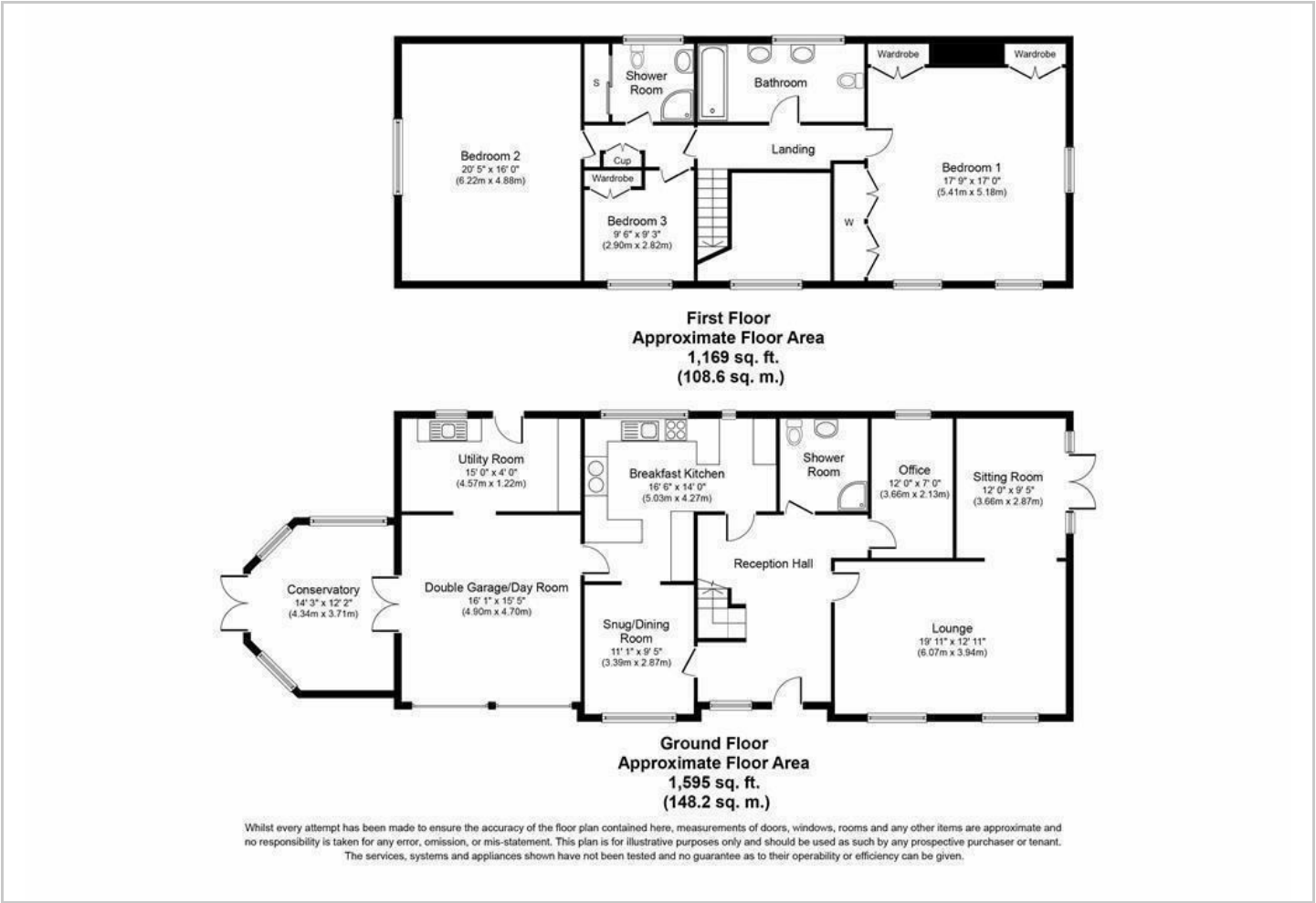
Hybrid Map



Terrain Map



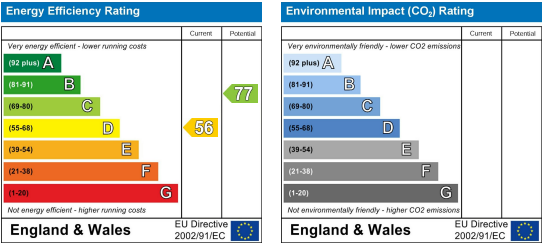
Floor Plan



Viewing

Please contact our Hunters Tamworth Office on 01827 66277 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.