

Alexanders



White Gate Cottage

Mythe Lane, Witherley







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- An idyllic detached character cottage
- Charming cottage gardens and gated pathway
- Sweeping views across glorious countryside
- Grounds of circa 1/4 of an acre
- Beautifully maintained, light-filled living space
- Open-plan family kitchen with Aga range
- Four double bedrooms upstairs
- Ample parking and space for a detached garage
- Awaiting EPC

General Description

Alexanders are privileged with instruction to market a beautiful detached cottage in grounds of 1/4 of an acre on the edge of the village settlement of Witherley with 360 degree panoramic views of open countryside.

The cottage has undergone a generous and high quality schedule of updating works in the current owners occupation, and now provides a gross internal area of circa 1900 sq ft with living accommodation laid across two floors. Accessed from a porch, expect to find in brief dining room, open-plan front to back sitting room with an adjoining garden room, and a superb open-plan family kitchen complete with Aga range. There is also a rear lobby, pantry, and w.c downstairs.

To the first floor are four double bedrooms and a well-appointed four-piece family bathroom. It is of note that the property has been extended to the rear, and that the sellers ensured that the footings are deep enough should the next owner wish to extend the first floor accommodation subject to the necessary planning consents.

The property occupies beautiful landscaped grounds with front and rear gardens all benefitting from exceptional countryside views. There is the addition of a green house and workshop that attach to the main house, and a small outbuilding containing a gardeners w.c and a store. There are two driveway accesses to the rear of the main property with ample parking and potential for a detached garage should the new buyer wish.



Situation

The property is within close proximity to the nearby town of Atherstone which has a full range of amenities and a train station giving excellent commuter access to London, Birmingham and Leicester. The motorway network is also excellent for wider travel, making this cottage an excellent option for the buyer looking for secluded and rural living without being remote.

Distances

Market Bosworth 8 miles, Nuneaton 6 miles, Birmingham 23 miles, Leicester 20 miles, Nottingham 35 miles, Derby 35 miles, Coventry 16 miles, Atherstone Station 2 miles, East Midlands Airport 21 miles.

Viewing

The property must be seen to be appreciated. Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.

Tenure

Freehold.

Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR (Tel: 01455 238141). Council Tax Band F.

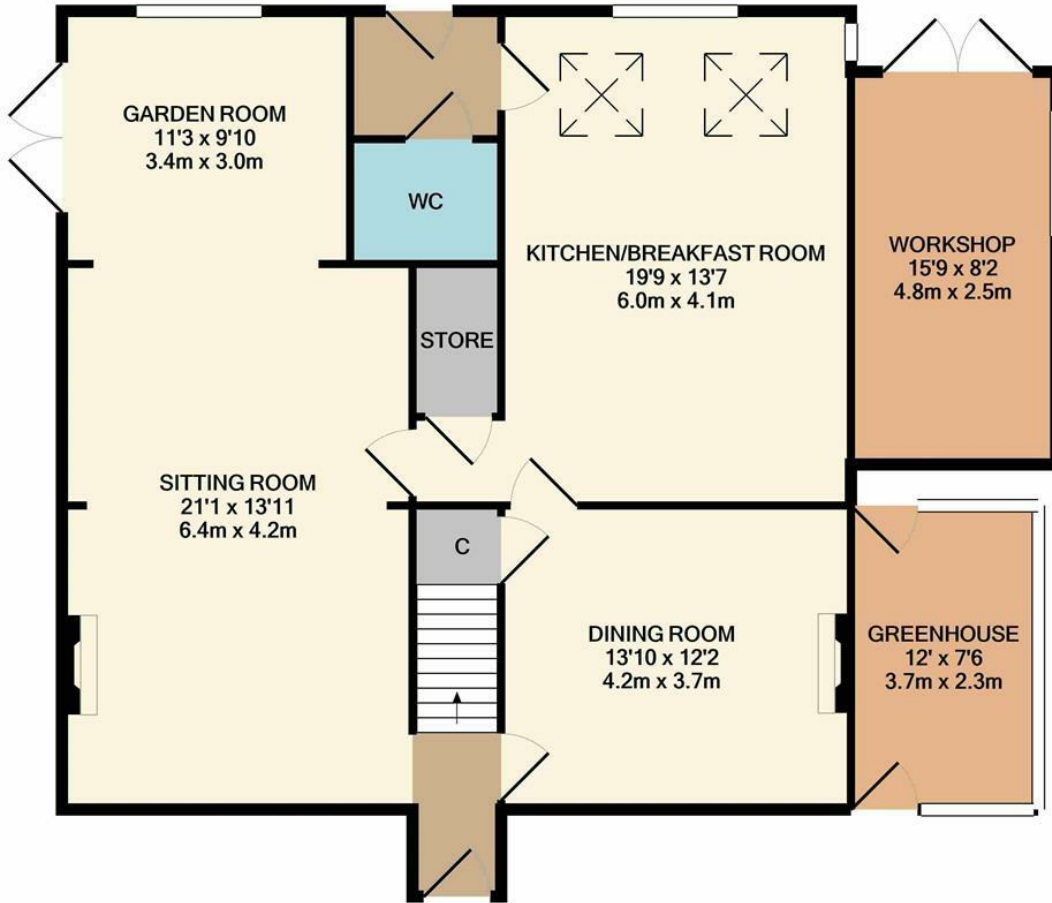
Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

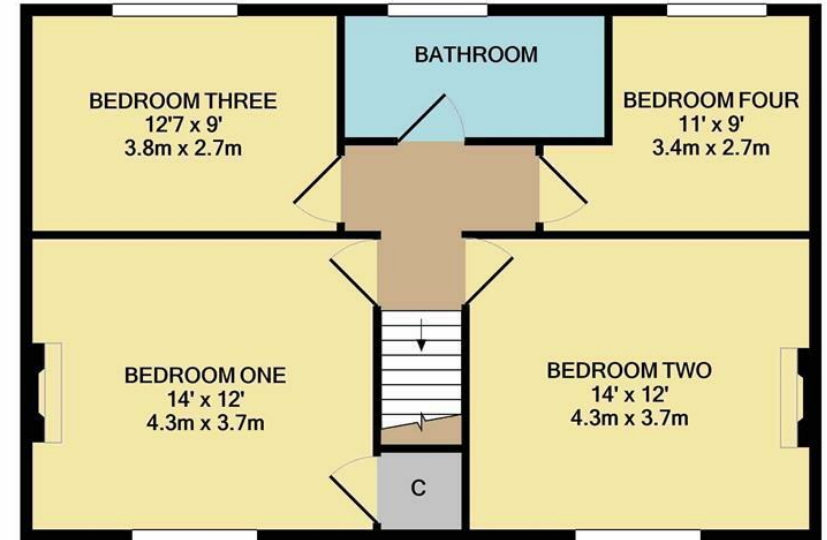
General Note

The plans within these particulars are based on Ordnance Survey data and are provided for reference only. These plans are believed to be correct but accuracy is not guaranteed purchasers shall be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendors nor the vendors' agents will be responsible for defining the boundaries or the ownership thereof.





GROUND FLOOR
 APPROX. FLOOR
 AREA 1237 SQ.FT
 (114.9 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 662 SQ.FT.
 (61.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1899 SQ.FT. (176.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Viewing by appointment only

Alexanders

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Email: mbsales@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.



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