







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

Guide Price £625,000

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.

15 Market Street, Atherstone, Warwickshire CV9 1ET

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PARTNERSHIP NO. OC316701 **VAT REGISTRATION NO.** 272 4321 77 **REGISTERED IN** England and Wales **REGISTERED OFFICE** 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

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.

Viewing Arrangements
Strictly by prior appointment via the agents Howkins & Harrison
Tel:01827-718021 Option 1
Tel:01530-410930 Option 1
Daventry- Tel:01327-316880.

Local Authority
North Warwickshire Borough Council - Tel:01827-715341

Council Tax
Band - G

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.

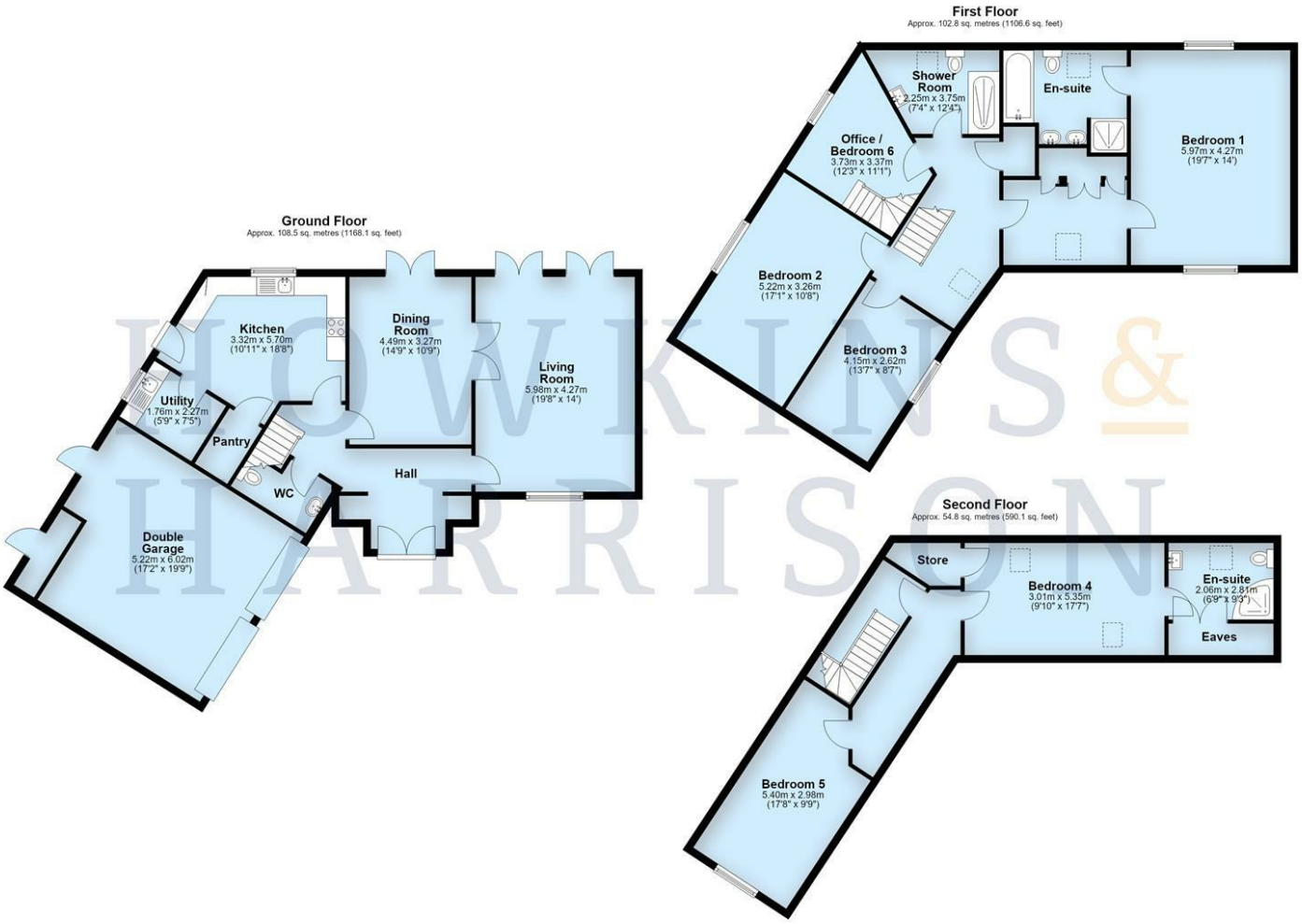
Services
None of the services have been tested. We are advised that the property benefits from mains water, drainage, gas and electricity, which are connected to the property. The central heating is gas fired and broadband is available.

Floorplan
Howkins & Harrison prepare these plans for reference only. They are not to scale.

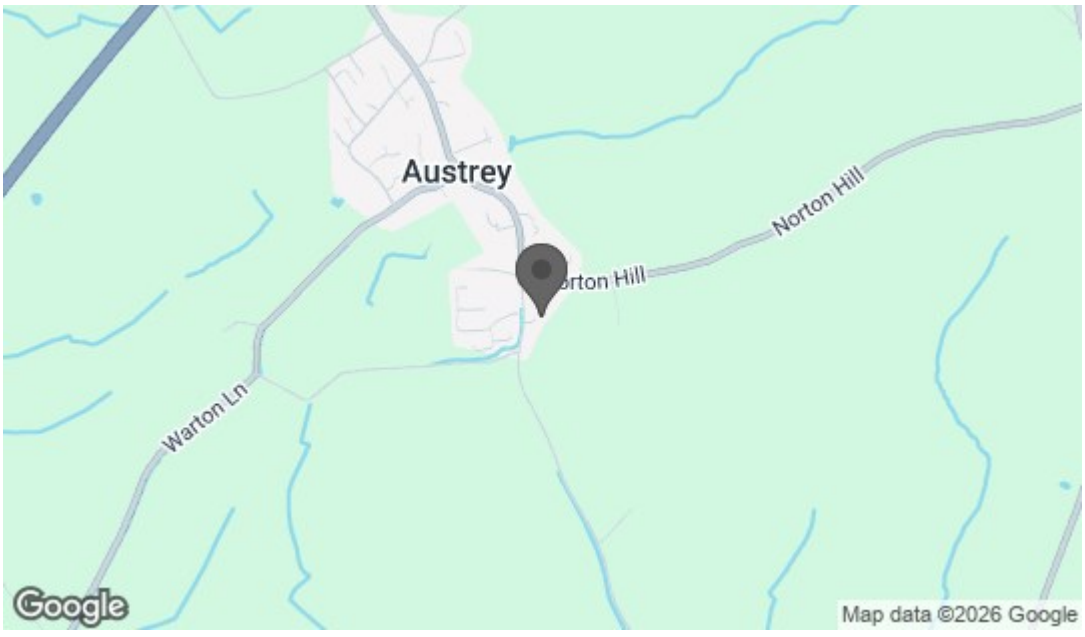
Additional Services
Do you have a house to sell? Howkins and Harrison offer a professional service to home owners throughout the Midlands region. Call us today for a Free Valuation and details of our services with no obligation whatsoever.

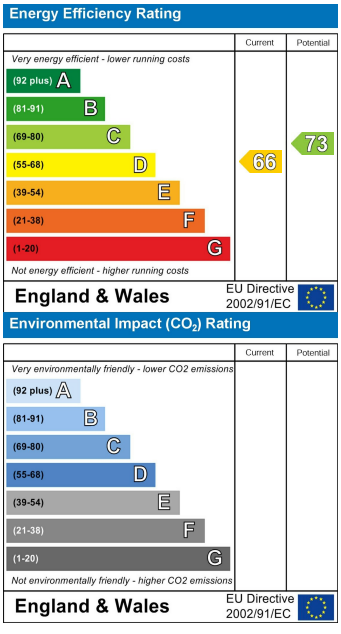
Local Authority
South Derbyshire District Council - Tel::01283-595795 North Warwickshire Borough Council - Tel:01827-715341 Hinckley and Bosworth Council - Tel: 01455-238141 North West Leicestershire District Council - Tel:01530-454545 Tamworth Borough Council - Tel:01827 709709 Lichfield District Council - Tel:01543-308000 Nuneaton & Bedworth Council - Tel:024-76376376 Northampton Borough Council Tel:01604-837837 Daventry District Council - Tel:01327-871100 Birmingham City Council - Birmingham City Council - Tel:0121-303-1113 Rugby Borough Council - Tel:01788-533533 West Northamptonshire Council Tel:0300-126700





Total area: approx. 266.2 sq. metres (2864.8 sq. feet)





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