



Offers in Excess of  
£800,000

Foul End

Hurley, Atherstone, CV9 2JW



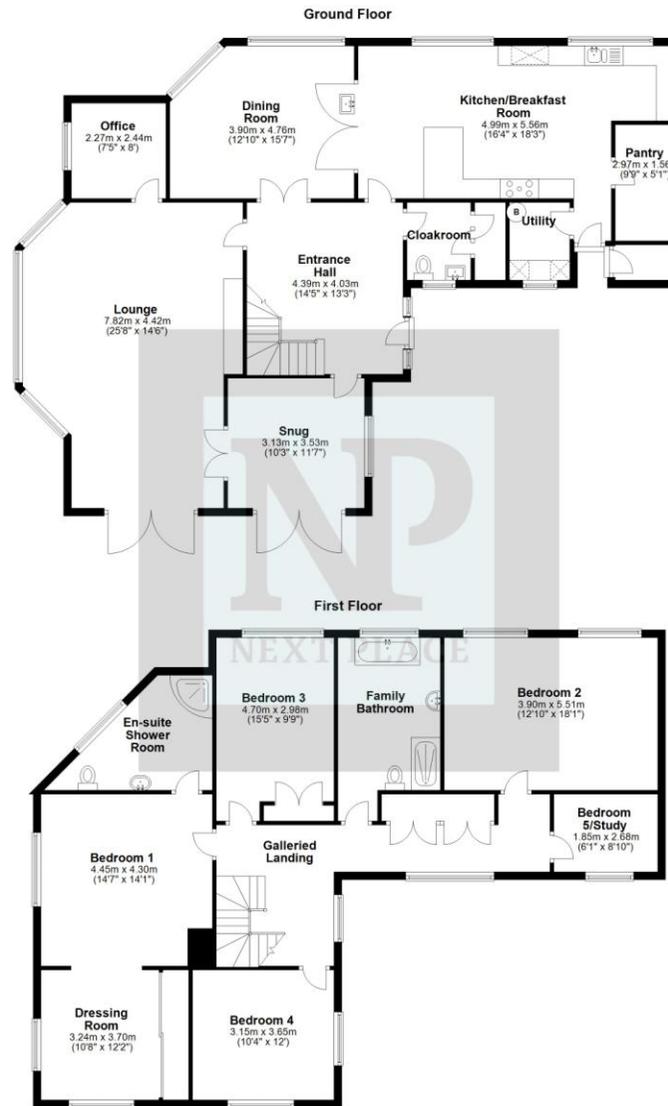


In a delightful enviable location, on the outskirts of the village of Hurley, North Warwickshire, sits The Roost. Occupying approximately 0.74 acres, there are open countryside views to every aspect of the property, with neighbours being not too far away. The Roost has undergone substantial refurbishment from the current owners which has made a perfect family home. The main house boasts 5 bedrooms and 2 bathrooms, with a gallery landing to the first floor. Whilst having plenty of reception space to the ground floor, there is an impressive full width lounge which also includes a separate office. Leading straight from the lounge is a cosy Snug, both of which have French doors opening onto the patio & garden. Central to the ground floor in the entrance hallway, also leads on to the WC/Cloakroom, formal dining room and a bright kitchen/breakfast room. Separate to the main house is a detached self-contained annexe. It is currently used as an office but can easily be turned back into a separate habitable dwelling. On the 2nd floor of the annexe hosts a games room. To the outside is a detached double garage with plenty of parking with an electric gate to the driveway. To the rear and side of the property are lawned grass areas together with an allotment and fruit garden. An idyllic rural family home, whilst being within close proximity to all major routes and motorway network.



- Impressive Detached Family Home
- Electronically Gated 0.74 Acre Plot
- No Upward Chain
- 5 Bedrooms, 4 Reception Rooms
- Separate Detached 2 Storey Annexe

- Detached Double Garage
- Large Gardens to the side and Rear
- Recent New Double Glazing Throughout
- Oil Fired Central Heating



All statements contained in these particulars concerning this property are made without any responsibility on the part of Next Place Property nor any person in their employ or the vendors or lessors.



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