

Peter Clarke



Maplecote House New Road, Norton Lindsey, Warwick, CV35 8JB

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Approximate Gross Internal Area
 Ground Floor = 117.95 sq m / 1270 sq ft
 First Floor = 125.27 sq m / 1348 sq ft
 Garage = 20.34 sq m / 219 sq ft
 Total Area = 263.56 sq m / 2837 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

- Luxury accommodation
- Individual detached residence completed in 2021
- Beautifully presented
- Very pleasant quiet road with trees to front
- Spacious and thoughtfully planned accommodation
- Providing two large reception rooms and excellent kitchen/dining/entertaining space
- Five double bedrooms, three bathrooms
- Parking and easy to maintain gardens
- Very sought after village location



Offers Over £1,100,000

An extremely deceptive, individual architect designed detached residence with five double bedrooms providing 2,680 sq.ft. of beautifully presented luxury accommodation situated on this lovely quiet road, with a pleasant outlook to the front. Sought after village location.

ACCOMMODATION

An oak front door leads to

WELCOMING RECEPTION HALL

staircase with oak and glazed balustrade, to first floor. Cloaks cupboard.

SITTING ROOM

dual aspect, bi-fold doors to garden terrace, limestone fireplace with wood burning stove.

SECOND SITTING ROOM

CLOAKROOM

with wc and wash basin.

L SHAPED KITCHEN/DINING/ENTERTAINING SPACE

with range of cupboards and granite work surfaces, sink, Neff induction hob with filter hood over, pan drawers, two Neff ovens with warming drawers below, fridge freezer, large island with granite breakfast bar, Neff microwave below. Patio doors to garden terrace.

UTILITY ROOM

with range of cupboards and work surface, sink, space and plumbing for washing machine, space for dryer, built in fridge freezer, door to garage.

SPACIOUS FIRST FLOOR LANDING/STUDY AREA

large airing cupboard.

MAIN BEDROOM

with an excellent range of fitted wardrobes.

LUXURY EN SUITE

with wc, shower cubicle, two wash basins with drawers below.

BEDROOM TWO

with built in wardrobes and vaulted ceiling.

LUXURY EN SUITE

with wc, large shower cubicle with rainfall shower head, wash basin.

BEDROOM THREE

with built in wardrobes.

BEDROOM FOUR

with built in wardrobes.

BEDROOM FIVE

with storage cupboard.

LUXURY BATHROOM

with wc, wash basin with drawers below and bath with central taps, shower screen, rainfall shower head and further attachment.







OUTSIDE

There is block paved parking for several vehicles, lawned area and gated access to both sides leading to

GARAGE

with electric door to front.

REAR GARDEN

with large terrace to rear, lawn with timber edged planted borders and enclosed by wood fencing.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. LPG central heating to radiators.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band G.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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