

Peter Clarke



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



# Maplecote House, Norton Lindsey



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.

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53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT  
Tel: 01789 415444 | [stratford@peterclarke.co.uk](mailto:stratford@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

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