





Alexanders

# Twycross Road

## Sheepy Magna

- Constructed five years ago to a bespoke specification
- Remaining five years NHBC new build warranty
- Beautifully appointed, bright and open space kitchen area
- Living room with a feature log burner
- Ground floor benefits from zoned underfloor heating
- Main bedroom boasting a private balcony terrace
- All bedrooms with own en-suites
- Brick paved driveway with access to a double garage
- EPC Rating B / Council Tax Band G / Freehold

### General Description

Alexanders welcome to the market this quite exceptional private family home set on the outskirts of the much revered local village of Sheepy Magna. This property was constructed five years ago to a bespoke and exacting specification and has been maintained to an outstanding standard since and is being offered to the market with a remaining five years NHBC new build warranty.

### Accommodation

The accommodation is set over three floors: entering the property through the entrance hall, the ground floor continues through double doors to the open-plan kitchen / dining / family room leading to a large patio and entertaining area through bi-fold doors. This beautifully appointed, bright and open space incorporates a beautiful contemporary kitchen with large island unit and vast range of integrated appliances. There is also a formal living room with a feature log burner, another living room, study, utility room and WC all to the ground floor and all benefit from zoned underfloor heating. Oak stairs lead to the first floor and the main bedroom which boasts its own seating area, dressing room, en suite and private balcony terrace, alongside a further three double bedrooms, all with en suites and bedroom two also having a walk in wardrobe. The second floor has two further bedrooms and shower room. The upper floors are heated with radiators.

### Outside

The property is set back from Twycross Road, there is a lawned front garden and large brick paved driveway with access to a double garage with electric roll over doors. The rear of the property features a large seating terrace with extensive lawned area and wooden fencing and views of neighbouring countryside to the side and rear.





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### Cotton Fell

The property is one of three individually designed executive family homes positioned on the outskirts of this much sought after Warwickshire village. The small development now known as 'Cotton Fell' was named after Rev Thomas Cotton Fell who founded the initial village school back in 1847, the village now has a primary school, and there is also a parish church, public house and popular San Giovanni restaurant and fishing lake.

### Location

Private schools in the area include The Dixie Grammar School in Market Bosworth and Twycross House School in the neighbouring village of Twycross. The nearby market towns of Atherstone and Market Bosworth offer shopping facilities and a wealth of independent shops, together with local amenities such as doctors surgeries, places to eat and sports clubs. There is good access to the motorway network via the A5 and rail links from Atherstone into Central London.

### Distances

Leicester City Centre 20 miles, Birmingham 25 miles, Nottingham 30 miles, Nuneaton Train Station 10 miles, East Midlands Airport 20 miles and Birmingham Airport 20 miles. Schooling: The Dixie Grammar School 5 miles, Twycross House 3 miles, Loughborough Endowed Schools 20 miles, Leicester Grammar 30 miles and Repton School 20 miles (distances are approximate).

### Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

### Tenure

Freehold.

### Services

We are advised that mains gas, electricity, water, and drainage are connected.

### Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band G.

### 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.

### Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

### General Note

These particulars whilst believed to be accurate 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 a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.





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Total area: approx. 519.9 sq. metres (5596.1 sq. feet)

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