

Hardwick House (plot 3) 26 Ashby Road,
Stapleton,
LE9 8JB.



£795,000

GENERAL

'The Huntingtons' by Tony Morris Builders, is an exclusive gated development of five outstanding village houses located on the edge of Stapleton. The scheme, which has been designed by Hayward Architects, has been carefully thought-out to fit seamlessly into this lovely village setting with some beautiful detailing including feather edged oak boarding and limestone walling. There are four individually designed houses and the original property, which has been comprehensively re modelled and renovated.

The layouts work perfectly for contemporary living at its finest with wonderful open-plan zoned living kitchens with bi-fold doors opening directly into the gardens, sitting rooms with woodburning stoves, home offices and sumptuous master bedrooms. The houses are incredibly well specified with luxurious bathrooms, bespoke kitchens with quartz worktops and high-end appliances.

Considerable thought has been given to the efficient running of the houses with air source heat pumps, underfloor heating to the ground floors of the new properties and electric car charging points. For those who value security and seclusion, this gated development offers a sense of exclusivity and peace of mind.

STAMP DUTY INCLUDED (SUBJECT TO T'S AND C'S please speak to the agent)



LOCATION

'The Huntingtons' is located on the edge of Stapleton, a highly regarded West Leicestershire village. There is an outstanding range of facilities in the nearby historic town of Market Bosworth, including some interesting speciality shops and restaurants centred on the market place, numerous sports clubs and the highly regarded Dixie Grammar School. There are lovely walks in the area along the nearby Ashby Canal and through the Bosworth Battlefield. Stapleton is well located for access to the Midlands motorway network and nearby mainline railway stations include Nuneaton, Rugby and Leicester.

TECHNOLOGY & SPECIFICATION

The houses are lavishly specified.

- * High efficiency electric air source heat pump.
- * Underfloor heating throughout the ground floor with zoned controls.
- * Low energy LED lighting to Kitchen, Hall, and bathrooms.
- * Fibre broadband directly to the property.
- * 7.5Kw Electric car charging point
- * Double garage with electric roller shutter door.
- * Security gate connected via an intercom system to the house.
- * 10 year new build warranty.

PLOT THREE HARDWICK HOUSE

Hardwick house is a sensational house with some spectacular light-filled rooms. There are some lovely design features including an oak boarded double garage with a home office over and one gabled elevation almost entirely filled with glass. The accommodation briefly includes on the ground floor, a sensational L shaped zoned living kitchen with bi-fold doors opening onto the garden, a sitting room and a snug. On the first floor there is a master bedroom with en suite, a guest bedroom with en suite, three further double bedrooms (one of which also has an ensuite) and a family bathroom.

THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into reception hall.

RECEPTION HALL

A lovely light space which is flooded with light through the windows which rise through the full height of the house. There is a staircase with glass balustrade rising to the first floor. Cloaks cupboard where the patch panel for the network cabling is located.

CLOAKROOM

With low flush lavatory and wash hand basin in vanity unit.

SITTING ROOM

19'9" x 12'

A wonderful room, the principal feature of which is the bay with floor to ceiling windows and French doors. Wood burning stove.

SNUG

10' x 8'9"

LIVING KITCHEN

29'4" x 14'5" + 19'5" x 11'1"

A sensational open plan living space with a kitchen opening directly into the vaulted garden room. The kitchen area is fitted with a fashionable range of base and wall cabinets with heavy quartz work surfaces. There is also an island unit with breakfast bar, sink and a dual zone wine fridge. Integrated appliances in the main units include two "Bosch" ovens, a "Bosch" induction hob with integrated extractor, a fridge freezer and dishwasher. There is also an additional sink unit with boiling tap. Tiled finish to the floor. There are two sets of bi-folds from the kitchen and living areas opening into the garden.

UTILITY

9'2" x 6'5"

The utility is fitted with a range of cabinets matching those in the kitchen with quartz work surfaces. There is plumbing for a washing machine and door to the garden.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the first floor landing.

FIRST FLOOR LANDING

Opening off the landing are doors to the bedrooms and family bathroom.

MASTER BEDROOM

15'1" x 12'3"

A lovely light room with French doors opening onto a 'Juliet' balcony. Central heating radiator.

EN-SUITE

Double shower enclosure with rainfall and handheld shower attachment, wash hand basin and low flush lavatory. Radiator.

BEDROOM TWO

18'7" x 11'3"

A spectacular room with a real feeling of space as there is a vaulted ceiling and a window that completely fills one gable wall. Central heating radiator.

EN-SUITE

Shower enclosure with rainfall and handheld shower attachment, dual wash hand basins set in vanity unit and low flush lavatory. Chrome ladder style towel rail.

BEDROOM THREE

13' x 10'3"

Overlooking the garden. Central heating radiator.

EN-SUITE

Double shower enclosure with rainfall and handheld shower attachment, wash hand basin and low flush lavatory. Chrome ladder style towel rail.

BEDROOM FOUR

10'4" x 9'8"

Central heating radiator.

BEDROOM FIVE

13'4" x 9'

Central heating radiator.

FAMILY BATHROOM

A luxurious bathroom with panelled bath and shower attachment. Double shower enclosure with rainfall and hand held shower attachments, wash hand basin set in vanity unit, low flush lavatory and chrome ladder style heated towel rail.

DOUBLE GARAGE

With two electric roller shutter doors. Stairs up to home office/games room.

HOME OFFICE/GAMES ROOM

20'7" x 14'7" (to staircase)

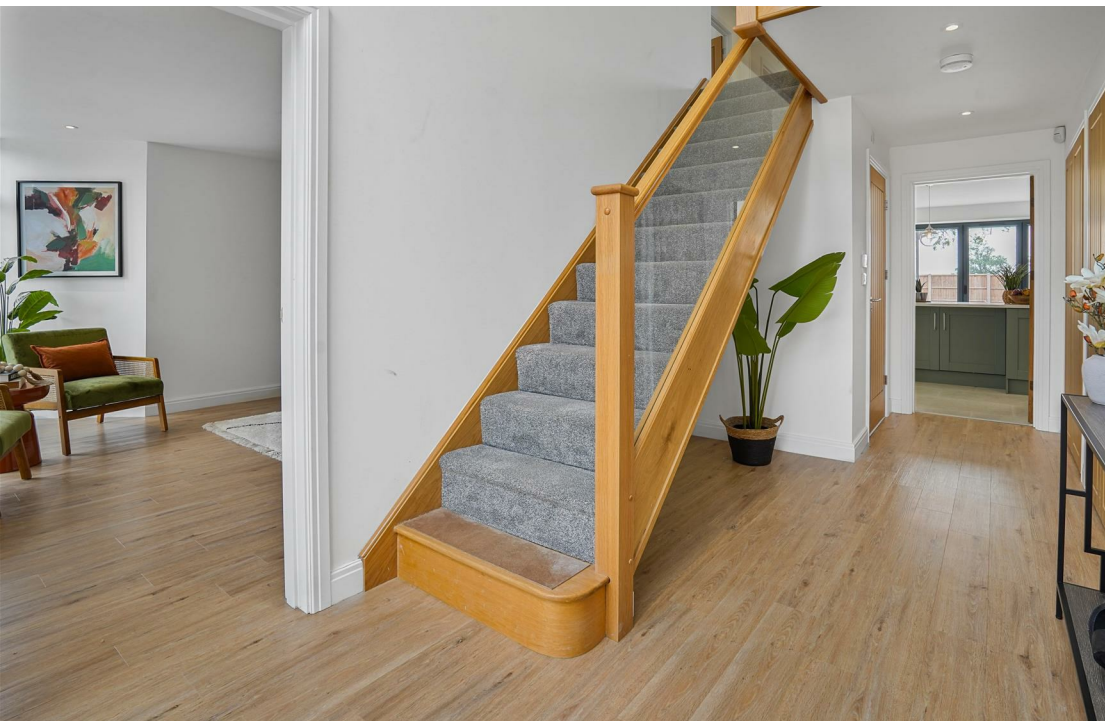
A wonderful space with potential for any number of uses. There is glass balustrade, roof lights and radiator.

OUTSIDE

The house is approached through electric security gates and along a shared road leading to the block paved drive in front of the double garage.

GARDEN

The garden is principally lawned and adjoining the house there is an extensive area of terracing which can be accessed via bi-fold doors from the principal living spaces.





Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62025



Important Notice: Fox Country Properties Limited, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Country Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF
Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS
Sales: **0116 2796543**

foxcountryproperties.co.uk