



1 Cotton Fell, Twycross Road,
Sheepy Magna, CV9 3PL





£1,300,000

GENERAL

A sensational village house with approximately 5000 sq ft of well planned living space. The property is beautifully positioned on the edge of Sheepy Magna with superb country views. The house which was completed approximately three years ago has been built to the exacting specification of the current owners and the accommodation is centred on the wonderful 50 ft living kitchen with bi-folds opening onto the garden. On the ground floor there is also an elegant sitting room and gym/home office. On the first floor there is a magnificent master bedroom suite with dressing room and luxurious en-suite. There are three other bedrooms, all of which are large doubles with en-suites. On the second floor the owners have created a large entertaining area with a cinema room opening directly into a fifth bedroom/sitting room. This space could easily be divided should somebody require a sixth bedroom. The house is warmed by underfloor heating throughout the ground floor with radiators on the first and second floors.

LOCATION

Sheepy Magna is a delightful village located close to the Leicestershire/Warwickshire border. In the village there is a primary school classified as good in the latest OFSTED inspection. There is also a Church, Public house together with the famous San Giovanni Restaurant and a Fishing Lake. Private schools include the highly regarded Dixie Grammar School which is located in the nearby town of Market Bosworth and Twycross House School is in the next door village. The nearby towns Market Bosworth and Atherstone between them offer a wealth of shopping opportunities, health care surgeries, sports clubs and eateries. There is excellent access to the motorway network via the



A5 and consequently Birmingham is very commutable.

THE HOUSE

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

RECEPTION HALL

7.42m x 3.07m (24'4" x 10'1")

A magnificent introduction to the house. There is a high gloss marble tiling to the floor, an oak staircase with glass balustrade rising to the first floor, double doors to the living kitchen. Opening into an inner hall.

INNER HALL

Door to cloakroom. Door to the triple garage.

CLOAKROOM

3.07m x 1.73m (10'1" x 5'8")

There is a low flush lavatory, wash bowl set on vanity unit with shelving and a fitted full height glass fronted cabinet.

SITTING ROOM

7.42m x 5.36m (24'4" x 17'7")

An elegant room which is a really good space for entertaining. The principal feature is the wood burning stove with stone fire surround.

GYM/HOME OFFICE

5.41m x 2.59m (17'9" x 8'6")

The current owners use this room as a gym but it would equally make a fantastic home office.

LIVING KITCHEN

15.09m x 7.49m red to 4.78m (49'6" x 24'7" red to

An incredible open plan living area with two sets of bi fold doors opening onto the garden terrace, creating a fantastic combination of indoor and outdoor entertaining space.

KITCHEN AREA

The kitchen area is fitted with a fashionable range of base and wall cabinets with painted fronts, quartz work surfaces and soft closing doors. There is a large central island with breakfast bar and five ring "AEG" induction hob with a retractable extractor by "Faber" over. Integrated appliances included two 'AEG' steam ovens, a dual zone wine fridge and dishwasher. There is also space and plumbing for an American style fridge.

DINING AND LIVING AREA

With two sets of bi fold doors opening into the garden.

UTILITY ROOM

3.68m x 3.45m (12'1" x 11'4")

Fitted with a range of base and wall units. There is an integrated "AEG" dishwasher, plumbing for a washing machine, an inset one and a half bowl sink unit and door to outside.

ON THE FIRST FLOOR

The oak staircase with glass balustrade rises via a half landing to the central landing.

CENTRAL LANDING

8.74m x 3.18m (28'8" x 10'5")

Another amazing space with runs through the central part of the house. There are stairs rising to the second floor and doors to the bedrooms.

MASTER BEDROOM

5.41m x 5.00m max (17'9" x 16'5" max)

A magnificent room with windows running along one wall from which the country views can be enjoyed. French doors open onto a Juliette balcony, there is a vertical designer radiator and door to the dressing room.

DRESSING ROOM

3.45m x 3.15m (11'4" x 10'4")

Overlooking the garden with extensive hanging and shelving systems.

EN-SUITE

4.11m x 2.34m (13'6" x 7'8")

Large walk in shower enclosure with a truly impressive rainfall and hand held shower attachments. There is a cabinet on which there are two wash bowls with mirror behind and two chrome ladder style towel rails.

GUEST BEDROOM TWO

5.49m x 4.80m (18' x 15'9")

Overlooking the garden. Central heating radiator.

EN-SUITE

Double shower cubicle with rainfall and hand held shower attachment, wash bowl set on floating vanity unit with electric shaver point over and a low flush lavatory.



FAMILY BATHROOM

A luxurious bathroom with a contemporary free standing bath by "Mode" with shower attachment and mixer tap, wash bowl set on vanity unit, low flush lavatory, chrome ladder style towel rail.

BEDROOM THREE

5.36m x 4.80m (17'7" x 15'9")

Another large double bedroom. Central heating radiator.

EN-SUITE

Double shower cubicle with rainfall and hand held shower attachment, wash bowl set on floating vanity unit with electric shaver point and low flush lavatory.

BEDROOM FOUR

5.44m x 4.45m (17'10" x 14'7")

Central heating radiator.

EN-SUITE

Double shower cubicle with rainfall and hand held shower attachment, wash bowl set on floating vanity unit with electric shaver point and a low flush lavatory.

ON THE SECOND FLOOR

Stairs rise from the first floor landing to the second floor landing.

SECOND FLOOR LANDING

Opening off the landing is bedroom five/entertaining area.

BEDROOM FIVE

The second floor has been configured to the owners' specification but with minimal work, could be separated to provide two bedrooms.

BEDROOM AREA

6.53m x 3.99m (21'5" x 13'1")

Central heating radiator and door to en-suite.

(20'1" x 11'7" measured to 5' eaves height)

EN-SUITE

Double shower cubicle with rainfall and hand held shower attachment, wash bowl set on floating vanity unit with electric shaver point and a low flush lavatory.

CINEMA ROOM

5.33m x 4.06m (17'6" x 13'4")

The room has been wired for a cinema screen and projector (cinema screen and projector available by separate negotiation) With roof lights.

(16'4" x 12'4" measured to 5' eaves height).

OUTSIDE

The house is approached through a shared entrance to an extensive block paved parking area opening onto which is the triple garage.

TRIPLE GARAGE

8.53m x 6.20m (28' x 20'4")

With electric roller shutter door, door to garden and door to the inner hall.

THE MAIN GARDEN

The main garden is to the rear of the property. Immediately adjoining the house there is an extensive patio area perfect for al fresco dining and entertaining. The remainder of the garden is lawned.









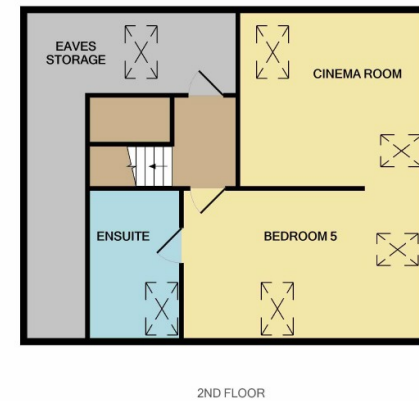












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