



Maple House, 16 Hornsey Rise,  
Market Bosworth,  
Nuneaton, CV13 6DF









£1,615,000

#### GENERAL

An exceptional house with wonderful south facing gardens and far reaching views. Maple House is not only the largest house on Springbourne Homes' highly regarded Hornsey Rise development with, approaching 4000 sq ft, of well planned luxurious living space spread over three floors, it also occupies the biggest plot. It is, without doubt, one of the finest large contemporary houses to come onto the market in recent years.

It should be noted that this is the first time Maple House has been on the market, as it was retained by the developer for a family member whose plans changed and never took up residence. The house is essentially new and Springbourne will therefore be offering their standard two year warranty period for snagging.

The accommodation is centred on the sensational living kitchen with zoned areas for dining, living and cooking. On the ground floor there is also a formal dining room and sitting room. There are five double bedrooms spread over two floors including a sumptuous master bedroom suite with its own sitting room and balcony.

The house is beautifully specified with high end premium finishes including hand crafted heavy French Oak framed windows, a magnificent oak staircase, 'Villeroy and Boch' bathroom fittings, 'Porcelenosa' tiling and a stylish kitchen with high end appliances.

Hornsey Rise is a private development of 19 houses set in 9 acres of beautiful countryside., The owners have exclusive use of a private three acre woodland.

#### TECHNOLOGY

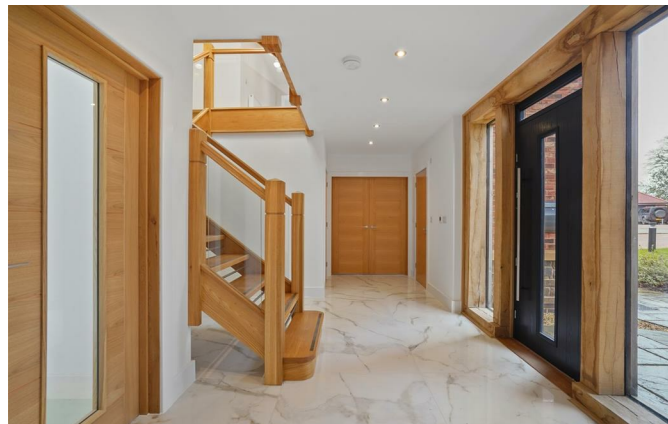
The specification includes some of the latest technologies with dedicated fast, fibre optic broadband to the house. There are Cisco routers and CAT6 wired to each room. Considerable thought has been given to making the house energy efficient with an air source central pump, underfloor heating to the ground floor and radiators to the first and second floors.

#### LOCATION

The Hornsey Rise development is located in Wellsborough, just outside Market Bosworth one of the most well regarded and exclusive towns in West Leicestershire. The town services a wide area and is locally considered to be one of the most desirable locations to live. There is a traditional market every Wednesday as well as a Farmers Market that is held on the fourth Sunday of every month. The town is home to one of the area's leading private schools, The Dixie Grammar, and there is also a High School rated by OFSTED as "outstanding" and Primary School. There is a thriving community with a variety of sports clubs including rugby, football and bowls.

#### THE HOUSE

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



#### RECEPTION HALL

A magnificent introduction. to the house with vaulted ceiling magnificent staircase with glass balustrade, high gloss tiled floor and Cloaks cupboard.

#### CLOAKROOM

With low flush lavatory and floating wash hand basin.

#### SITTING ROOM

22'4" x 12'7"

The principal feature of this room is the spectacular oak framed window. There are ceiling mounted integrated speakers and wiring for a cinema system.

#### SNUG

17'1" x 12'10"

Double doors opening into the reception hall. Wood burning stove.

#### OPEN PLAN LIVING AREA

45'4" x 18'9"

An incredible space. Although open plan, the space is zoned into distinct sitting, dining and kitchen areas.

#### KITCHEN AREA

18'1" x 17'9"

High end base and wall cabinets with quartz work surfaces and a matching central island with breakfast bar. Integrated appliances by "Siemens" include two single ovens, an induction hob with extractor over, separate full height fridge and freezer and dishwasher. There is also a dual zone wine fridge. Bi fold doors open from the kitchen area onto the terrace.

#### DINING AREA

18'10" x 12'2"

With bi fold doors opening onto the terrace.

#### SITTING AREA

16'2" x 12'8"

There is a wood burning stove and bi fold doors opening onto the terrace.

#### UTILITY ROOM

9'6" x 7'5"

Fitted with units matching those in the kitchen. There is a one and a half bowl sink unit, plumbing for washing machine and door to outside. A "Siemens" washing machine is included.

#### ON THE FIRST FLOOR

The oak staircase rises to the first floor landing.

#### FIRST FLOOR GALLERIED LANDING

A wonderful space with large full height oak framed windows and stairs rising to the second floor.

#### MASTER BEDROOM

17'10" max x 11'10"

A delightful room with full height windows from which the views over the garden and countryside can be enjoyed. There is a door to the BALCONY and opening into the dressing room. Central heating radiator.

#### DRESSING ROOM

14' x 11'4"

An incredibly spacious dressing room.

#### EN-SUITE

There is a contemporary bath, floating wash hand basin, low flush lavatory, shower enclosure with rainfall and hand held shower attachments. Chrome ladder style towel rail.

#### MASTER BED SITTING ROOM

19'3" x 15'4"

A sensational room with full height windows and French doors opening onto the BALCONY.

(second measurement extends to 20'2")

#### BEDROOM TWO

17' x 9'9"

A wonderful room with an oak framed window. Central heating radiator.

#### EN-SUITE

Double shower enclosure with rainfall and hand held shower attachments, wash hand basin with electric shaver point, low flush lavatory.

#### BEDROOM THREE

13'3" x 13' max

A superb guest bedroom with French Door to JULIETTE BALCONY. Central heating radiator.

#### EN-SUITE

Double sized shower enclosure, low flush lavatory, wash hand basin with shaver point over. Central heating radiator.

#### BEDROOM FOUR

13' x 10' max

With feature oak frame window. Central heating radiator.

#### EN-SUITE

Double sized shower enclosure, low flush lavatory, wash hand basin with shaver point over. Central heating radiator.

#### ON THE SECOND FLOOR

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

#### SECOND FLOOR LANDING

Opening off the landing are two bedrooms and a Shower Room.

#### BEDROOM FIVE

12'6" x 11'3"

A spectacular room with a window filling the whole of one wall, from which the incredible views can be enjoyed. Central heating radiator. Opening off the bedroom is a DRESSING ROOM.

#### BEDROOM SIX

12'3" x 11'3"

A good sized double bedroom with central heating radiator.

#### SHOWER ROOM

Double sized shower enclosure, panel enclosed bath, low flush lavatory, wash hand basin with shaver point over. Central heating radiator.

#### OUTSIDE

The house is approached along Hornsey Rise. Maple House is set well back from the access road with a deep lawn to the front and magnificent Maple Tree. A block paved drive leads to the DOUBLE GARAGE which has an electric sectional door.

#### THE MAIN GARDEN

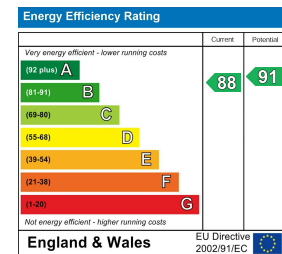
There is a lovely South facing garden with a terrace running the full width of the house perfect for outdoor dining and entertaining. The remainder of the garden is laid to lawn. Opening onto the terrace is a SHOWER ROOM which would be perfect should somebody decide to install a Hot Tub.

#### COUNCIL TAX BAND

Hinckley & Bosworth Tax Band G.

#### IMPORTANT INFORMATION

The grounds and road are maintained by a Management Company and the service is currently running at circa £950.00 per annum.















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