



Sundowner, 20 Old Forge Road,
Fenny Drayton,
, CV13 6BD





£650,000

GENERAL

A sensational village property which has been improved with meticulous attention to detail by the present owner. The property benefits from a wet underfloor heating system throughout, creating a comfortable environment and also giving the owner great flexibility as to how the space is arranged. The bold contemporary styling is striking with Siberian Larch clad elevation and wonderful light filled living spaces. The accommodation briefly includes a superb sitting room with media wall, a living kitchen, four bedrooms with en-suite to the master and bathroom. Outside, there are beautifully landscaped gardens together with an insulated cabin with gym and bar room. There is also a very impressive double garage and workshop.



LOCATION

Fenny Drayton is a small Leicestershire village located close to the border with North Warwickshire. The village has an interesting history as it was the birth place of George Fox the founder of the Quakers. Fenny Drayton is exceptionally well located for access to the A5 which links the M1 and M42. There are comprehensive amenities in Atherstone and Nuneaton to the South and in the historic town of Market Bosworth to the North.

THE PROPERTY

The accommodation is arranged over two floors as follows. Front door opening into entrance porch.

ENTRANCE PORCH

With door to reception hall.

RECEPTION HALL

An impressive introduction to the property there are double doors opening into the sitting room.

A passage with full height windows overlooking the garden leads from the reception hall to the bedrooms. A flight of stairs lead down to the garage.

CLOAKROOM

With floating wash hand basin, low flush lavatory.

SITTING ROOM

23'10" x 16'1"

A sensational space which is flooded with light through windows running down both sides of the room. Sliding patio doors open onto a balcony and a further set opens into the garden. There is a media wall with space for a 75" television and contemporary electric fire. Raised ceiling with LED lighting and double doors to the hall.

LIVING KITCHEN

20'1" x 10'6"

The kitchen area is fitted with an extensive range of base and wall cabinets with polished quartz work surfaces. Integrated appliances include a double oven, "Fisher Paykel" hob with extractor over, dishwasher and fridge

freezer. There is a sink unit with an insinkerator. Door to a utility area and tiled finish to floor.

UTILITY AREA

11'4" x 4'7"

There is a utility area in a covered passage to the side of the property.

MASTER BEDROOM

15'10" x 11'4"

A beautiful light room with full height windows and door to the garden.

EN-SUITE

Shower enclosure with rainfall and hand held shower attachments, a dual floating wash hand basin, chrome ladder style towel rail and low flush lavatory. Extractor fan.

DRESSING ROOM

7'9" x 7'4"

The dressing room is fitted with an extensive range of storage systems including shelving and hanging space.

BEDROOM TWO

14'6" x 10'0"

A double bedroom with coving to ceiling.

BEDROOM THREE

8'9" x 8'

Overlooking the garden.

BEDROOM FOUR

14'6" x 7'5"

A stylish room which has a very contemporary decoration with scaffold boarding cladding to one wall.

BATHROOM

Contemporary suite comprising corner bath with mixer tap, wash hand basin on vanity unit with back lit mirror over, low flush lavatory, double sized shower enclosure, floating storage cupboard, tiling to the floor and walls. Chrome ladder style towel rail and extractor.

GARAGE

22'1" x 17'

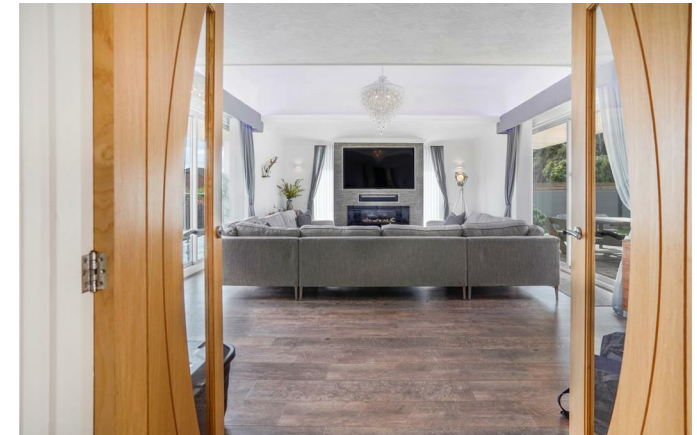
With electric roller shutter door. Opening off the garage is a workshop.

WORKSHOP

10'3" x 4'1"

GAMES ROOM

11'9" x 8'1" red to 5'



OUTSIDE

A drive from the the road leads to a parking area in front of the garage. To either side of the drive, there are raised lawns and borders.

THE MAIN GARDEN

The main garden is to the rear of the property. Adjoining the property there is a large terrace. The garden is principally lawned with a decked area with raised borders and a water feature perfect for entertaining. To one side of the garden there is a CABIN.

CABIN


The cabin is insulated and divided into to sections. In the first section, there is a bar (11'5" x 8'8") with polished granite work surface and bi-folds into the garden. There is also a door to a gym (11'1" x 8'8").

COUNCIL TAX BAND

Hinckley & Bosworth Council Tax Band F

TECHNOLOGY

There is a wet underfloor heating system throughout, creating a comfortable environment and also giving the owner great flexibility as to how the space is arranged. There is a Smart Lightwave lighting system and the heating can be controlled from an app.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





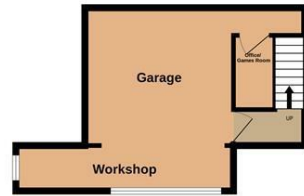








Existing Lower Floor Plan



Proposed Upper 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.
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