



Plot 10, The Wendover Stoché Acre, Roseway,
Stoke Golding,
Nuneaton, CV13 6HQ



£545,000

STOCHE ACRE

Stoche Acre is a stunning new development on the edge of Stoke Golding by award winning developers Cora Homes. The development will comprise a beautiful selection of 3 and 4 bedroom houses with cleverly designed versatile layouts, perfect for contemporary family life.

Cora Homes are very much a builder with a social conscience and their latest award recognises businesses making strides in their journey to becoming net zero, with the business having set targets to halve carbon emissions by 2030, ahead of their 2050 net zero ambitions.

As a profit-with-purpose housebuilder, they invest heavily into green policies – including their "Grow Local" programme, which allocates procurement preferences to smaller suppliers within a 50-mile radius of their developments.

CONTACT: For more information, and to arrange a viewing, please contact Fox Country Properties on 01455 890898 or marketbosworth@foxcountryproperties.co.uk.



THE WENDOVER

A pretty four bedroom detached home featuring a bay window to the living room at the front. The open-plan kitchen and dining area leads straight out into the garden. The separate utility room also has access to the garden and there is an integrated garage. On the first floor, the Master Bedroom has a dressing area and ensuite. The Guest Bedroom also has its own en-suite. Two further bedrooms and a family bathroom complete this home.

LOCATION

Stoke Golding is a charming and historic village located in the heart of Leicestershire. The village is surrounded by beautiful countryside, providing ample opportunities for outdoor activities such as hiking, cycling and boat rides along the tranquil Ashby-de-la-Zouch canal. It is also home to the historic St Margaret's Church, which dates back to the 12th century and is a must-see for history buffs. The Battle of Bosworth Field, which took place nearby in 1485 and it is believed that King Henry VII was crowned in the village after the battle. There are two schools in the village both rated Good in the latest OFSTED inspections. The village is located within easy reach of Leicester and Coventry, making it a great location for those who want to enjoy the peace and quiet of a small village while still being close to all the amenities.

This perfect balance of serenity and accessibility makes Stoches Acre an ideal location for those wanting to unwind and discover new things.

ROOM DIMENSIONS

Kitchen

3.87m x 2.44m (12'8" x 8'0")

Dining Area

4.68m x 2.45m (15'4" x 8'0")

Living Room

4.77m x 3.19m (15'8" x 10'5")

Bedroom 1

3.48m x 3.17m (11'5" x 10'5")

Dressing Area

1.82m x 1.62m (6'0" x 5'4")

Bedroom 2

3.71m x 3.43m (12'2" x 11'3")

Bedroom 3

3.46m x 3.11m (11'4" x 10'2")

Bedroom 4

3.18m x 2.96m (10'5" x 9'8")

Total

1428SQ FT

SPECIFICATION

The houses are all well specified with stylish kitchens and high quality 'Roca' sanitary-ware in the bathrooms.

The principal bedroom in each house will be fitted with Hammond wardrobes.

There are recessed spotlights in the kitchens and bathrooms, en suites and WCs.

In the kitchen and master bedrooms there are USB charging points.

The front gardens will be landscaped. The rear gardens of the 4 bedroom homes will be turfed and there will be external taps.

Unusually for a new development each house will be provided with an electric car charging point.

IMPORTANT NOTE

All room dimensions have been provided by Cora Homes and are scaled from the architect's plans.

NHBC 10-year new build warranty of which the first 2 years are the Cora Defects Warranty.

Internal photographs are from another show home and for reference only.

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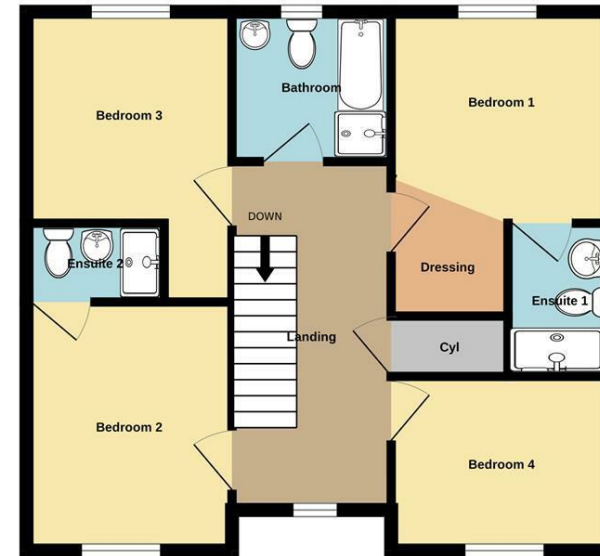




Ground Floor



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.
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