



Plot 3, The Arbury Orton Lane, Twycross, CV9 3HA

£685,000

\*\*\*SPECIAL OFFER - UP TO £21,500 stamp duty paid\*\*\*

\*\*Plot 3 The Arbury \*\*Sensational Country Views and West facing garden \*\*Small Exclusive village development \*\*Air Source Heat Pump \*\*Superb Living Kitchen \*\*Two Receptions \*\*Five Bedrooms \*\*Three Bathrooms \*\*Detached Garage and Car Port \*\*Parking

- OPEN DAY 13 JULY 11AM-1PM
- PLOT 3, THE ARBURY
- Superb Dining Kitchen & Utility
- Sitting Room
- Study/Playroom
- Master Bedroom Suite, 2 Beds & Bathroom to First Floor
- Two Further Beds and Shower Room to Second Floor
- Double Garage and Carport
- Enclosed Rear Garden
- EPC

5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF

Sales: **01455 890898**

Directors: **Anthony Fox Angela Fox** Associate: **Lynn Woodward**

Fox Country Properties Limited. Registered Office 5 Market Place, Market Bosworth, Nuneaton, Warks CV13 0LF. Registered in England No: 7568450

## GENERAL

A fine collection of modern, contemporary houses located on the edge of Twycross. Orton Park is currently being developed by Cartwright Homes, a highly respected family company that specialises in small high quality schemes. The 16 houses have been designed with great sensitivity to seamlessly blend into this wonderful country setting.

It is very much the ethos of Cartwright Homes to encourage every purchaser to choose their own kitchens, bathrooms, tiling and wall coverings working with them to create their dream home. However, the basic specification is impressive with an air source heat pump and underfloor heating on the ground floor, which as well as creating a comfortable living environment gives incredible flexibility as to how the space is used and arranged. The kitchens on the larger house will generally have quartz worktops and there will be fashionable high end bathrooms.

Plot 3 is one of the best plots with a West facing garden and uninterrupted sweeping country views.

## CONTACT

For more information or to book a viewing, please Contact Fox Country Properties on 01455 890898 or email: [marketbosworth@foxcountryproperties.co.uk](mailto:marketbosworth@foxcountryproperties.co.uk) for more information.

## LOCATION

Orton Park is located on the Western fringes of Twycross, a popular West Leicestershire village. The village itself has a thriving community with a popular restaurant, an independent florist and cafe. The village is also home to Twycross House School and Preparatory School for children aged 4-18 a highly successful private school. Twycross cricket club is right in the heart of the village and the first and second team play in the Leicestershire and Rutland cricket league. Twycross Zoo is a main attraction for the area and is home to around 500 animals of almost 100 species including monkeys, tigers, meerkats and the rare Amur leopard.

Market Bosworth is 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.

There are fast train services into London Euston from Nuneaton and Tamworth. Birmingham and Leicester are also within commutable distance.

## THE ARBURY

The Arbury is traditionally designed home with accommodation spread over 3 floors. Opening off the impressive entrance hall is the sitting room, a wonderful living kitchen with French doors opening onto the garden and utility. The playroom/study and cloakroom completes the ground floor accommodation. On the first floor, there is a sumptuous master bedroom suite, two further double bedrooms and family bathroom. On the second floor there are bedrooms four and five together with a shower room. Outside, there is a detached garage, carport and enclosed rear garden. There is an air source heat pump system to help manage costs.

## ROOM DIMENSIONS

### GROUND FLOOR:

Living Room: 3450mm x 5050mm 11'3" x 16'7"  
Dining/Kitchen: 3472mm x 9195mm 11'4" x 30'2"  
Utility: 1790mm x 2290mm 5'10" x 7'6"  
Study/Playroom: 3490mm x 2800mm 11'5" x 9'8"

### FIRST FLOOR:

Master Bedroom: 3494mm x 3485mm 11'6" x 11'5"  
Dressing: 2574mm x 1910mm 8'5" x 6'3"  
Bedroom 2: 3253mm x 3337mm 10'8" x 10'11"  
Bedroom 5: 3498mm x 2735mm max 11'6" x 8'11" max

### SECOND FLOOR:

Bedroom 3: 3953mm x 3394mm 12'11" x 11'1"  
Bedroom 4: 3953mm x 3394mm max 12'11" x 11'1" max

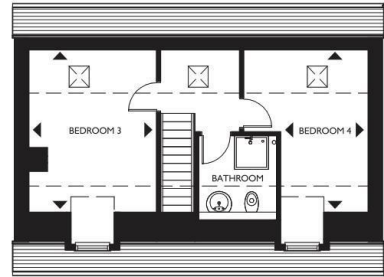
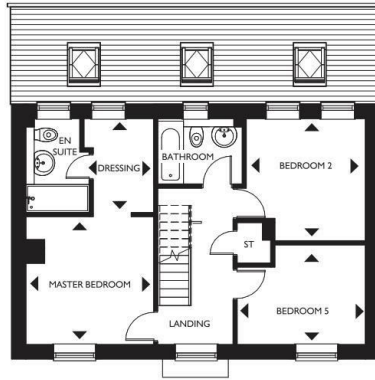
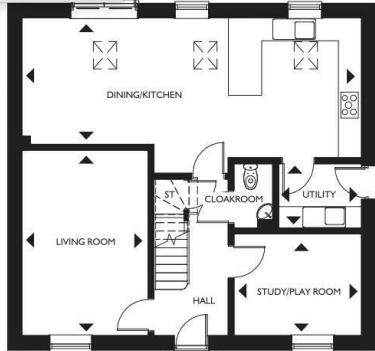
## IMPORTANT NOTICE

The internal photographs are artists impressions for reference only.

## ANNUAL ESTATE CHARGE

There is an annual estate charge payable of approximately £323.25.

Document Preview



**Ground floor**

Living Room	3450mm x 5050mm	11'3" x 16'7"
Dining/Kitchen	3472mm x 9195mm	11'4" x 30'2"
Utility	1790mm x 2290mm	5'10" x 7'6"
Study/Playroom	3490mm x 2800mm	11'5" x 9'8"

**First floor**

Master Bedroom	3494mm x 3485mm	11'6" x 11'5"
Dressing	2574mm x 1910mm	8'5" x 6'3"
Bedroom 2	3253mm x 3337mm	10'8" x 10'11"
Bedroom 5	3498mm x 2735mm <sup>max</sup>	11'6" x 8'11" <sup>max</sup>

**Second floor**

Bedroom 3	3953mm x 3394mm	12'11" x 11'1"
Bedroom 4	3953mm x 3394mm <sup>max</sup>	12'11" x 11'1" <sup>max</sup>

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

**IMPORTANT NOTICE**

Fox Country Properties Limited trading as "Fox Country Properties", 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**

Directors: **Anthony Fox Angela Fox** Associate: **Lynn Woodward**

Fox Country Properties Limited. Registered Office 5 Market Place, Market Bosworth, Nuneaton, Warks CV13 0LF. Registered in England No: 7568450

