



Brampton House (plot 2) Ashby Road,
Stapleton,
Leics, LE9 8JB





£830,000

GENERAL

'The Huntingtons' by Tony Morris Builders, is an exclusive gated development of five outstanding village houses located on the edge of Stapleton. The scheme, which has been designed by Hayward Architects, has been carefully thought-out to fit seamlessly into this lovely village setting with some beautiful detailing including feather edged oak boarding and limestone walling. There are four individually designed houses and the original property, which has been comprehensively re modelled and renovated.

The layouts work perfectly for contemporary living at its finest with wonderful open-plan zoned living kitchens with bi-fold doors opening directly into the gardens, sitting rooms with woodburning stoves, home offices and sumptuous master bedrooms. The houses are incredibly well specified with luxurious bathrooms, bespoke kitchens with quartz worktops and high-end appliances.

Considerable thought has been given to the efficient running of the houses with air source heat pumps, underfloor heating to the ground floors of the new properties and electric car charging points. For those who value security and seclusion, this gated development offers a sense of exclusivity and peace of mind.



TECHNOLOGY & SPECIFICATION

- The houses are lavishly specified.
- * High efficiency electric air source heat pump.
 - * Underfloor heating throughout the ground floor with zoned controls.
 - * Low energy LED lighting to Kitchen, Hall, and Bathroom
 - * fibre optic broadband directly to the property.
 - * 7.5Kw Electric car charging point
 - * Single garage with electric roller shutter door.
 - * Security gate connected via an intercom system to the house
 - * 10 year new build warranty

LOCATION

'The Huntingtons' is located on the edge of Stapleton, a highly regarded West Leicestershire village with traditional pub. There is an outstanding range of facilities in the nearby historic town of Market Bosworth, including some interesting speciality shops and restaurants centred on the market place, numerous sports clubs and the highly regarded Dixie Grammar School. There are lovely walks in the area along the nearby Ashby Canal and through the Bosworth Battlefield. Stapleton is well located for access to the Midlands motorway network and nearby mainline railway stations include Nuneaton, Rugby and Leicester.

PLOT TWO BRAMPTON HOUSE

Brampton House has a South facing garden and spectacular country views from the front of the house and also from the bedrooms. The accommodation flows really well with a zoned living kitchen which opens directly into a vaulted garden room from which the garden can be accessed via bi-fold doors. The ground floor accommodation is completed by a sitting room with wood burning stove and utility. On the first floor there is a wonderful master suite with shower and dressing rooms, together with a guest bedroom with en suite, two further double bedrooms and a family bathroom.

THE HOUSE

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

RECEPTION HALL

A magnificent space which is flooded with light through the windows that rise through the full height of the house. There is an undertsairs storage cupboard and a glass balustrade staircase rising to the first floor.

CLOAKROOM

With a low flush lavatory, wash hand basin.

SITTING ROOM

18' x 12'6"
A charming room with wood burning stove.

LIVING KITCHEN

31'3" x 16'10"
A sensational open plan living space with the living kitchen opening directly into the vaulted garden room. The kitchen area is fitted with a traditional range of base and wall cabinets with heavy quartz work surfaces. There is also an island unit with breakfast bar and dual zone wine fridge. Integrated appliances in the main units include two "Bosch" ovens, a "Bosch" induction hob with integrated extractor, an American style fridge freezer with water dispenser, dishwasher and basin with boiling tap.

GARDEN ROOM

16'2" x 13'9"
The vaulted ceiling gives a real feeling of space. There are bi-fold doors opening into the garden.

UTILITY ROOM

ON THE FIRST FLOOR

Stairs rise from the reception hall to the galleried landing.

GALLERIED LANDING

Opening off the galleried landing are the bedrooms and bathroom.

MASTER BEDROOM

16'2" x 12'9"
A wonderful room with a window seat from which the country views can be enjoyed. Central heating radiator.

DRESSING ROOM

11'5" x 7'3"
A generously sized dressing room with central heating radiator.

EN-SUITE

A luxurious en-suite with dual wash hand basins set in vanity unit, panelled bath with shower attachment, shower enclosure with rainfall and hand held shower attachments and chrome ladder style towel rail.

GUEST BEDROOM

13'9" x 12'8"
A lovely room with window seat. Central heating radiator.

EN-SUITE

Wash hand basin set in vanity unit, shower enclosure, low flush lavatory, chrome ladder style towel rail.

BEDROOM THREE

13'9" x 10'8"
Overlooking the garden. Central heating radiator.

BEDROOM FOUR

12' x 10'8"
With lovely country views. Central heating radiator.

FAMILY BATHROOM

Suite comprising a panelled bath, wash hand basin set in vanity unit and low flush lavatory. Double shower enclosure with rainfall and hand held shower attachments. Chrome ladder style towel rail.

OUTSIDE

The house is set well back from the road and is approached through electric security gates and along a shared road to the block paved drive leading to the single garage.

INTEGRAL GARAGE

19' x 10'
With an electric roller shutter door and 7.5kw car charger.

GARDEN

The garden is principally lawned and adjoining the house there is an extensive area of terracing which can be accessed via bi-fold doors from the principal living spaces.









Ground Floor



1st Floor



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