



Weston, Manor Fields Quarry Lane,
Snarestone,
Leics, DE12 7FF





£875,000

GENERAL

An outstanding contemporary village house on small exclusive development, beautifully positioned on the edge of Snarestone. The house has been beautifully finished with features including a magnificent reception hall, sensational open plan living kitchen with a "Charnwood" fitted kitchen and bifold doors opening onto the garden. There are five double bedrooms, three with en suites including a sumptuous master suite with a 'Juliette' balcony and dressing room. On the ground floor there is underfloor heating with engineered oak boarded floors in some of the principal living spaces. There are 5 years remaining under the NHBC Warranty (Feb 2020).



LOCATION

Snarestone is an historic and highly regarded village where there is a public house and primary school. The village enjoys an enviable charm of it's own yet lies conveniently placed for ease of access to both Measham and Ashby-de-la-Zouch town centres which offer a wide range of local amenities. Snarestone is close to the M42 which makes it possible to commute to the regions main commercial centres including Birmingham, Leicester and Nottingham.

THE HOUSE

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

RECEPTION HALL

A magnificent introduction to the house. The reception hall is overlooked by the glass balustraded galleried landing. There is an oak boarded floor and bespoke understairs storage cupboard with shoe drawers. Opening off the hall are the main reception rooms.

CLOAKROOM

With low flush lavatory and wash hand basin.

SITTING ROOM

18' x 14'2"

A delightful light filled room, the principal feature of which is the wood burning stove.

HOME OFFICE/ PLAYROOM

12'5" x 11'1"

A versatile room currently used as a playroom but would make a great formal dining room or home office.

LIVING KITCHEN

43'6" x 13'4"

The living kitchen has been cleverly zoned for cooking, sitting and dining. The kitchen area is fitted with a bespoke range of base and wall cabinets with polished granite work surfaces over by "Charnood Kitchens of

Ashby de la Zouch". Integrated appliances include a "Miele" microwave combination oven with warming drawer, together with a "Miele" fan assisted oven. There is also a full height larder fridge, separate freezer and dishwasher. There is a central island/breakfast bar with induction hob including an integrated extractor. There is oak boarding to the floor and two sets of bi fold doors open from the dining and sitting areas into the garden, creating a fantastic combination of indoor and outdoor space for parties.

UTILITY ROOM

11'5" x 11'

The utility is fitted with a generous range of storage units. There is a single drainer sink unit and a bench seat, beneath which there is shoe storage. Oak boarded floor and back door to the garden.

ON THE FIRST FLOOR

A glass balustrade staircase rises from the reception hall to the galleried landing.

GALLERIED LANDING

A very impressive galleried landing opening off which are the bedrooms and family bathroom.

MASTER BEDROOM SUITE

16'2" x 13'5"

A delightful room overlooking the garden with French doors opening onto a 'Juliette' balcony. Central heating radiator.

DRESSING ROOM

11'3" max x 7'

A good sized dressing room with door to the en-suite.

EN-SUITE

Walk in double size shower enclosure with rainfall and hand held shower attachment, floating wash hand basin, low flush lavatory and chrome ladder style towel rail.

BEDROOM TWO

15'2" x 12'

Overlooking the garden. Central heating radiator.

EN-SUITE

Walk in double size shower enclosure with rainfall and hand held shower attachment, floating wash hand basin, low flush lavatory and chrome ladder style towel rail.



BEDROOM THREE

12'7" (max) x 10'3"
There are some fitted wardrobes and a central heating radiator.

EN-SUITE

Walk in double size shower enclosure with rainfall and hand held shower attachment, floating wash hand basin, low flush lavatory and chrome ladder style towel rail.

BEDROOM FOUR

13'5" x 11'4"
Overlooking garden. Central heating radiator.

BEDROOM FIVE

11'2" x 10'4"
Double bedroom with central heating radiator.

FAMILY BATHROOM

10'2" x 7'
A luxurious family bathroom with free standing bath tub, floating wash hand basin, low flush lavatory and chrome ladder style towel rail.

OUTSIDE

The house is approached down a long shared stoned drive which leads to a block paved parking area in front of the double garage.

DOUBLE GARAGE

20'4" x 20'
There is an electric door and a car charging point. Over the garage there is a part boarded storage space. Personnel door to the garden.

THE GARDEN

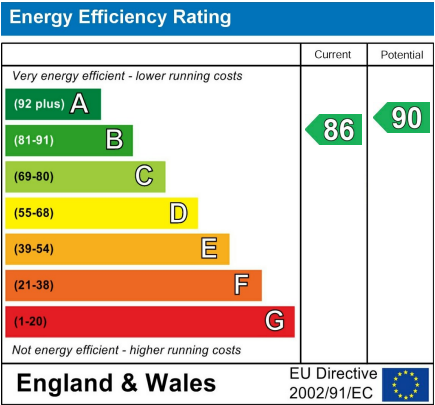
The garden is a really good size. To the side of the house there is a vegetable garden with raised borders. The main garden is principally lawned with an area of terracing adjoining the house.

IMPORTANT NOTICE

We understand that sewage/mains drainage is pumped from the house up to Quarry Lane where it joins with the mains drainage system.

COUNCIL TAX BAND

NW Leics. Council Tax Band G.















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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