

1 Flax Lane,  
Twycross,  
CV9 3SB





£1,075,000

## GENERAL

An outstanding contemporary house, with over 2900 sqft of living space, built to an exacting specification for the present owners. High ceilings throughout add to the spacious feel of this property. No.1 Flax Lane is set on a beautiful plot, on a quiet lane, with a south facing garden and sensational views. The house, which was built by local builder Nigel Salt some 15 years ago has been designed to take full advantage of this remarkable setting. The principal rooms all look out over the south facing garden and a particular feature is the large gable window in the master bedroom, from which the amazing views can be enjoyed. On the ground floor, the accommodation briefly includes a wonderful open plan living kitchen with bi folds opening onto the terrace, two reception rooms, a bedroom with adjacent bathroom, utility room and wet room with WC. On the first floor, with access from the galleried landing, there are four bedrooms including a sumptuous master bedroom suite, double bedroom with en-suite and two further double bedrooms which share a Jack and Jill bathroom. Outside there is a detached double garage, a traditional brick built store and landscaped gardens. The house has been built very much with an eye to creating a comfortable energy efficient environment. There is underfloor heating on the ground floor and radiators upstairs both powered by an air source heat pump.



## LOCATION

Twycross village is situated on the A444 and gives its name to the local world famous zoo. The village has a popular pub/restaurant and an independant cafe. It is also home to Twycross House School, a private school for children aged 4-18. The market towns of Atherstone and Market Bosworth are nearby. Close to the A5, M42, M1 and M6 the major Midlands cities are all easily accessible by car, as are Birmingham and East Midlands airports. From Atherstone, there are direct train services into London Euston.

## 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 with an engineered cherry wood floor and stairs with oak handrail and ballustrade rising to first floor.

## LIVING KITCHEN

38'7" x 20'5" red to 15'5"

The living kitchen is very much the heart of the house and is a sensational open plan living space. Through double doors from the Reception Hall the cherry wood flooring continues the full length of the room. The living area is flooded with light through 11 foot bi fold doors and two sets of French windows, all of which open out onto the wooden and flagstoned terrace. Inside, the focal point of this living space is the fireplace housing a wood burning stove.

The kitchen area is fitted with a comprehensive range of base and wall cabinets including a wide peninsula counter. There is a generous range of integrated appliances including a "Siemens" induction hob and extractor, a "Siemens" double oven, a warming drawer and full height fridge.

## UTILITY ROOM

11'7" x 7'7"

Fitted with a range of base and wall units including a stainless steel sink with drainer with plumbing for a washing machine and dishwasher. Door to lobby.

## LOBBY

Back door to laundry area and internal door to Boot Room.

## BOOT ROOM

14'6"max x 9'11"max

This is a really useful space with tanked flooring throughout. Includes a shower, perfect for dirty dogs, WC and the plant cupboard. Ample storage for coats and boots. From here, access back to the Reception Hall. (The measurements include the WC).

## DINING ROOM

16'9" x 13'9" into bay

The dining room, with dual aspect including a bay window, is used by the current owners as a gym. There is recessed shelving and double doors to the reception hall.

## BEDROOM FIVE

12'2" x 9'3"max

A downstairs double bedroom but would also make a superb home office.

## CLOAK/SHOWER ROOM

With corner shower enclosure, wash hand basin set in vanity unit, low flush lavatory.

## SITTING ROOM/HOME OFFICE

18'6" x 10'2"

The sitting room overlooks the rear garden and is used by the current owners as a home office. One end wall of the room is filled with bespoke book shelving and cupboards.

## ON THE FIRST FLOOR

Stairs rise from the reception hall to a galleried landing, with oak handrail and balustrades.

## GALLERIED LANDING

Opening off the galleried landing are the bedrooms.

## MASTER BEDROOM

18'5" x 16'9"

The master bedroom has a high ceiling giving a feeling of space. There is a large picture window that fills the gable from which the outstanding views can be enjoyed. There is a generous range of fitted wardrobes and a dressing table. Two central heating radiators.

## EN-SUITE

Walk in shower enclosure, wash hand basin with back lit mirror behind, double flush toilet, heated towel rail and electric shaver point.

## BEDROOM TWO

15'8" x 11'2"

A good size double bedroom with views over both the front and rear gardens. Two central heating radiators. (First measurement extends to 19'9" into bay).

## EN-SUITE

Double shower enclosure with rainfall and hand held shower attachment, low flush lavatory, wash hand basin and heated towel rail.

## BEDROOM THREE

19'8" x 11'9" into bay

A large 'L' shaped double bedroom with windows to three aspects. Door to Jack and Jill bathroom. Three central heating radiators. (First measurement into bay and Second measurement extends to 18'7").

## BEDROOM FOUR

16'9" x 11'5"

A front aspect double bedroom with eaves storage. Central heating radiator. Door to Jack and Jill bathroom.

## JACK AND JILL BATHROOM

A good size bathroom with dual wash hand basin with mirrors behind and lights over, panelled bath, corner shower enclosure, low flush lavatory and heated towel rail.

## OUTSIDE

The house is well set back from the lane with double gates opening onto a large parking area in front of the house. There is a traditional brick built former cow shed, with up and over door and Double Garage. To the side of the house is a laundry area which has been cleverly screened.

## DOUBLE GARAGE

19'4" x 17'6"

With two up and over doors, power and storage in the eaves. Pedestrian door.

## THE GARDENS

The house is slightly elevated to take advantage of the views. Immediately adjoining the house there is a large decked area with steps down to the lawn. The garden is generously sized (approx 37mx23m) with well stocked flower and herbaceous borders.

## THE TECHNOLOGY

There is a Mitsubishi air source heat pump that serves the underfloor heating on the ground floor and radiators in the bedrooms. A further heat pump provides domestic hot water.

## IMPORTANT NOTE

We understand that Flax Lane is not adopted and the owners have a right of way to the house.

## COUNCIL TAX BAND

Hinckley and Bosworth Council Tax Band Rating G.



















| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 73      | 78                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



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