Abbotts House (plot 4) Ashby Road,
Stapleton,
Leics, LE9 8JB

£865,000

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.

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.

TECHNOLOGIES & SPECIFICATIONS
The houses are highly specified with the latest technologies and luxurious finishes.
* High efficiency electric air source heat pump.
* Underfloor heating throughout the ground floor with zoned controls.
* Low energy LED lighting to Kitchen, Hall, and bathrooms.
*. Fibre optic broadband directly to the property.
* Dedicated 7.5Kw Electric car charging point
* Double garage with electric roller shutter doors.
* Security gate connected via an intercom system to the house.
* 10 year new build warranty.

PLOT FOUR ABBOTTS HOUSE
Abbotts House is well laid out 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, three further double bedrooms one of which has an ensuite and a family bathroom. There is an integral double garage and landscaped garden.

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 windows rising through the full height of the house. There is a glass balustrade staircase rising to the first floor.

CLOAKROOM
Low flush lavatory and wash hand basin.

SITTING ROOM
18'3" x 12'6"
A charming room with wood burning stove.

LIVING KITCHEN
41' x 16' 9" red to 13'4"
A sensational open plan living space with a 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 a 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 with a water dispenser, dishwasher and basin with boilng tap. There is a tiled finish to the floor and bifold doors opening into the garden.

GARDEN ROOM
15'2" x 13'9"
The vaulted ceiling gives a real feeling of space. There are bi fold doors opening into the garden.

UTILITY ROOM
The utility is fitted with a range of cabinets matching those in the kitchen with quartz work surfaces. There is plumbing for a washing machine and back door.

ON THE FIRST FLOOR
A glass balustrade staircase rises to the galleried landing.

GALLERIED LANDING
Opening off the galleried landing are the bedrooms and bathroom.

MASTER BEDROOM
15'7" x 11'10"
A wonderful room with a window seat, central heating radiator.

DRESSING ROOM
11'6" x 6'7"
A generously sized dressing room with central heating radiator.

EN-SUITE
Suite comprising a panelled bath with shower attachment, dual wash hand basin set in vanity unit and low flush lavatory. Walk in shower enclosure with rainfall and hand held shower attachments.

GUEST BEDROOM TWO
15'2" x 12'8"
A good sized double bedroom 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' x 12'7"
Central heating radiator.

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

BEDROOM FOUR
15' x 10'
A double bedroom with central heating radiator.

BEDROOM FIVE
11'5" x 10'
A double bedroom with central heating radiator.

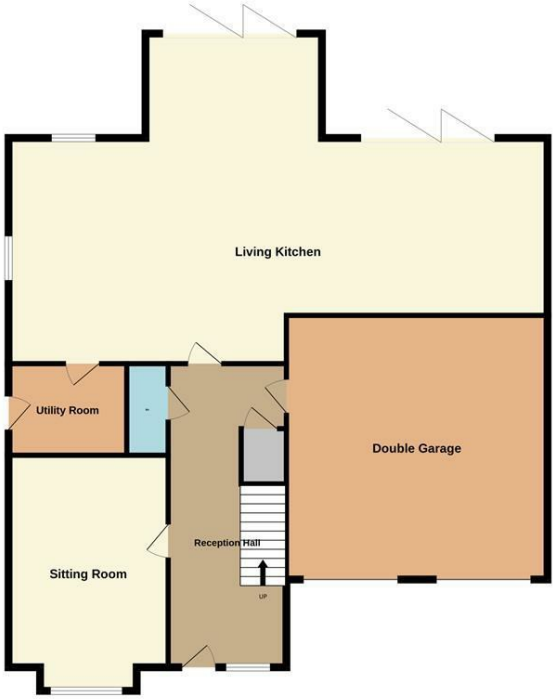
BATHROOM
Suite comprising panelled bath, wash hand basin set in vanity unit and low flush lavatory. Double shower enclosure with rainfall and hand held shower attachments. Chrome ladder style towel rail.

OUTSIDE
The house is approached through an electric security gate and along a shared road leading to the block paved drive in front of the double garage.

INTEGRAL DOUBLE GARAGE
Two electric roller shutter doors.

THE 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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