



Ashtree House
Bosworth Road | Walton | Lutterworth | Leicestershire | LE17 5RW

FINE & COUNTRY

ASHTREE HOUSE



An impressive well-built family home, with over 3500 ft² of accommodation, constructed in 2009, blending character and tradition with the latest in contemporary living space, having a stunning open plan kitchen, underfloor heating on two of the three floors, four/five bedrooms, three bathrooms, paddock, six car garaging, on the edge of the village set in over an acre.



KEY FEATURES

Ground Floor

A large solid oak door, with oak porch, leads into the welcoming marble floored entrance hall, which has a wide oak staircase rising to the first-floor galleried landing, with under stairs cupboard, polished marble flooring extending into the cloakroom. The sitting room has a high-quality solid stone made to measure fireplace with Stovax cassette style log burner, windows on the side and front elevations with double doors leading onto the terrace. The generous dining room has oak floors, with ceiling speakers, down lighters, and wall light points with windows to side and front elevations. The cloakroom has high quality white low-level flush WC, washstand and basin, marble floor & wall tiles, cupboard housing the electrical consumer unit and an opaque side window.

Off the hall and situated at the rear of Ashtree House is the impressive open plan kitchen/living area, with a bespoke solid oak kitchen installed by Tamworth based Prentice kitchens. There is a comprehensive range of oak handmade units and high-quality granite work surfaces, including an integrated dishwasher, one inset Franke sink and tap, space for an electric aga and extractor over. There is a further range of matching eye-level units with glazed cabinets and a full height dresser, with space and plumbing for a large American style fridge/freezer. The large centre island has granite work surfaces with Franke inset sink/tap, space for wine chiller and breakfast bar at one end.

There is low energy down lighters, four ceiling speakers, windows to side and rear elevations and two pairs of bi-fold doors opening onto the extensive patio area providing fabulous views over garden & paddock, ideal for summer entertaining. The utility room leads off the kitchen and has matching oak base and eye-level units with granite work surfaces, inset sink/tap. There is space and plumbing for washing machine & dryer, with side door and window.













First Floor

The galleried landing has a heating thermostat for all bathroom towel rails and 2nd floor radiators, room stats for landing & family bathroom. There is a large linen cupboard and a side window and doors leading off to all bedrooms. The principal bedroom has low energy down lighters, room stat & ceiling speakers. There are side and rear windows affording great views of the gardens and paddock. The en-suite has a contemporary feel with limestone floor and wall tiles opaque side and front windows; wall hung white Sottini suite, wash hand basin, bidet & WC with Geberit flush plate, chrome towel rail, & fittings, together with a Kudos double width shower enclosure with quality power shower. The second bedroom has built in wardrobes with oak doors to match the internal doors, low energy down lighters and side and rear windows overlooking paddock. A door to 'Jack & Jill' en-suite shower room with double width shower enclosure & quality power shower, white wall hung basin, WC with Geberit flush plate, chrome towel rail & fittings and a limestone floor & wall tiles.

The adjacent third bedroom sharing the 'Jack & Jill' en-suite also has built in wardrobes, room stat and a side window. The fourth bedroom has low energy down lighters, a front window with countryside views, small wardrobe/cupboard with oak and feature glass contemporary paddle staircase rising to galleried playroom/TV room, which has track lights. The main bathroom has a white suite including limestone floor & wall tiles, basin, wall hung WC with Geberit flush plate, large corner shower enclosure with shower, double sized bath having centre waterfall tap & fully tiled surround, chrome towel rail & fittings, opaque rear window. The fifth bedroom (which has direct access from the master bedroom) is currently being used as a dressing room which is fitted with a variety of wardrobes and drawers, with the front window having views over countryside. From here there is an oak and feature glass contemporary staircase rising to galleried second floor.

Second Floor

The second floor has another access to the playroom. There is an office/study; good-sized storage room, which houses the pressurised hot water cylinder. This versatile space provides a great opportunity for an elder child to have their own space, perfect for a growing family.













Garaging & Parking

Outside provides the opportunity of ample off road parking with garaging for six cars, there are two separate garages, one structure providing access for four vehicles and the other for two. There is also a separate workshop and two stables, suitable for further storage. There is a large paved hard standing surrounding the front and side of the house with a further shingled area to the right of the stable block giving the property ample parking and turning facilities for larger vehicles or lorries.

Studio/Summerhouse

Situated close to the property there is a large timber summerhouse with two well-lit and fitted rooms as well as a separate WC and wash hand basin. There is both light and power connected and could be ideal for somebody wishing to give up the commute to work or to use as a gym.

Rear Garden & Paddock

Directly behind there is a sweeping private terrace with pathways leading to the variety of outbuildings and the summerhouse. The oil tank is screened by trellis fencing. The total plot extends to approximately 1.16 acres.

Paddock

Directly linked to the garden there is an undulating paddock extending to around 0.78 of an acre. The paddock is enclosed along the right-hand boundary by stock-proof post and rail fencing. The left-hand side is flanked by some established eucalyptus and willow trees, there is a natural pond in the far-left corner. The paddock has several established and younger trees including silver birch and beech trees. With the stabling and paddock, the house could suit horse owners, or could easily be used for other livestock.







LOCATION

Walton village has a public house, village hall and recreational ground and children's park. Lutterworth provides a good range of local facilities, the city of Leicester, to the north, Rugby to the southwest or Market Harborough to the east, all provide a comprehensive range of facilities. Access to the M1 is at J.20, connecting to the A14 (A1 link road) and the M6 to Birmingham. There are rail services from Rugby to Euston in 55 minutes and from Market Harborough to St Pancras in 70 minutes. Educational facilities are available in Lutterworth, Market Harborough, Leicester and Rugby. Local Primary is Gilmorton Chandler, which received an excellent Ofsted Report. Further schooling includes preparatory at Bilton Grange, Spratton Hall and Maidwell; Princethorpe College, Rugby, Oundle and Uppingham public schools and Lutterworth College. There is racing at Nottingham, Leicester, Huntingdon, Towcester and Stratford. Golf is at Kilworth Springs, Market Harborough, Kibworth, Lutterworth and Ullesthorpe. International air travel is available at East Midlands Airport, Birmingham, Stansted and Luton. The area is renowned for its landscape quality with many bridleways and public footpaths available in the vicinity.



INFORMATION

Services, Utilities & Property Information

Utilities - Mains water, electricity, drainage, BT (Broadband), oil-fired central heating

Mobile Phone Coverage - 4G Coverage is available in the area, please check with your provider

Broadband Availability - Superfast Broadband (FTTC) is available in the area

Tenure - Freehold

Easements - There are easements listed on the title. Please speak with the agent for further details

Directions - Postcode for Sat Nav: LE17 5RW

Local Authority **Harborough District Council**.
Telephone (01858) 828282.
Council tax band 'G'.

Viewing Arrangements

Strictly via the vendors sole agents **Fine & Country - Claire Heritage & Sam Funnell**

Website

For more information visit www.fineandcountry.co.uk/rugby-estate-agents

Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

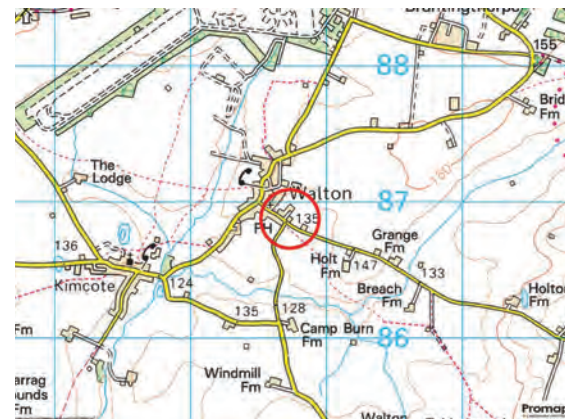
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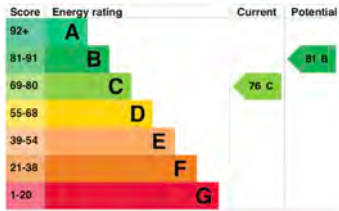
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The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order.

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Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.

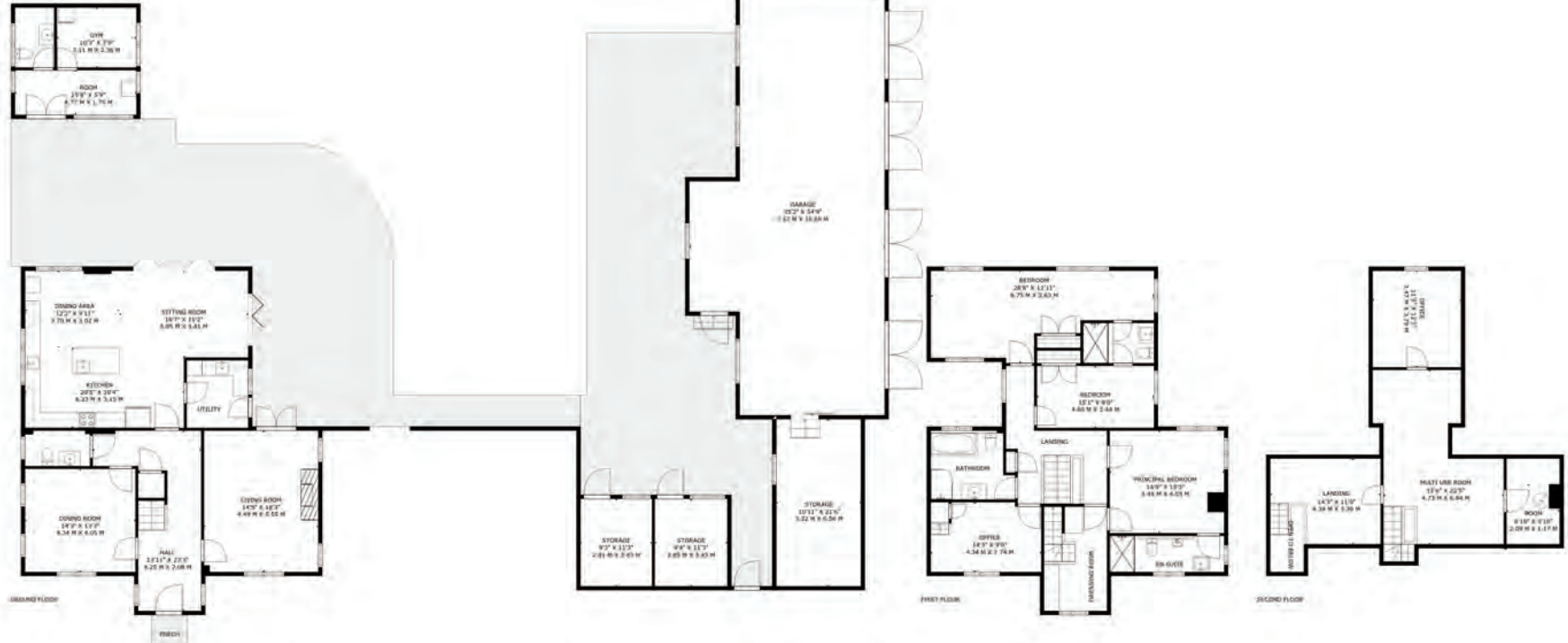




GROSS INTERNAL AREA: 3503 sq ft, 326 m²
 OPEN TO BELOW: 27 sq ft, 3 m²
 GARAGE TOTAL: 1640 sq ft, 152 m²

OVERALL TOTALS: 5170 sq ft, 481 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



CLAIRE HERITAGE

PARTNER AND PROPERTY MARKETING EXPERT

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Claire has worked in the property industry for over 18 years, during which time she has mastered the ever changing marketing techniques that have evolved numerous times during her working life. In particular, Claire is a marketing manager and social media expert which puts her in the perfect position to elevate the status of your home and create a successful and bespoke marketing strategy tailored to your needs. She has received many awards and testimonies from her contemporaries and clients alike. Claire is consistently dedicated to her role and is the consummate professional, always going out of her way to help others at any given time. With her warm personality and outstanding customer service, Claire's sole aim is to ensure that our clients' journey is as smooth and as stress free as possible. Claire works closely with her partner Sam (Fine & Country Branch Partner) and lives in Rugby with her two children.



SAM FUNNELL

BRANCH PARTNER

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Sam heads up the team in Rugby and has worked in a Managerial capacity in the local area with other agents for over 20 years. Sam combines his wealth of local knowledge, with an enthusiasm for marketing, service and results. He is more than happy to provide a bespoke, tailored plan to aid any seller's move using Fine & Country's incredible marketing tools. The office constantly receives repeat business and excellent reviews, a true testament to the quality of service that Sam and the team consistently deliver.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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