





# Orton Lane Twycross

- Four bedroom detached family home
- One-bedroom annexe with private access
- Stunning open-plan kitchen/dining/family room
- Cinema room and generous home office
- Primary suite with dressing area and en suite
- Countryside views in sought-after village setting
- Driveway parking for up to six vehicles plus garage
- Solar panels and smart multi-zone gas heating
- EPC Rating D / Council Tax Band F / Freehold

Alexanders are delighted to present this modern, high-specification four bedroom detached family home, complete with a one bedroom self-contained annexe, situated on the outskirts of the highly sought-after rural village of Twycross.

This impressive home has been thoughtfully extended and upgraded to an exceptional standard and is offered in turnkey condition. Arranged over two floors and extending to approximately 1873 square feet, the property benefits from double glazing, LPG gas central heating with a smart multi-zone system, and solar panels.

Enjoying open countryside views to the front and located in close proximity to Twycross House School, the property is set back from the road behind a generous driveway providing parking for up to six vehicles, along with access to the garage.





### Accommodation:

The accommodation briefly comprises an entrance hall, a spacious living room, cloakroom, stunning open-plan kitchen/dining/family room with contemporary units and high-quality appliances, utility room, cinema room, and a large office overlooking the garden.

Upstairs are four well-proportioned bedrooms and a family bathroom, with the primary suite featuring a dressing area with fitted wardrobes and a beautifully appointed en suite shower room.

### The Annexe

Adjoining the main house is a superb one-bedroom self-contained annexe, offering its own private entrance into an open-plan living space with bi-fold doors opening onto a decked garden area. The bedroom also benefits from French doors leading to the garden, alongside a shower room and a utility room with space for appliances. The annexe further benefits from double glazing and gas central heating.

### Gardens and land:

Enjoying open countryside views to the front and located within close proximity to Twycross House School, the property is set back from the road behind a generous driveway providing parking for up to six vehicles, along with access to the garage. An additional parking space to the side has been designated for use by the annexe. To the rear, a wide seating terrace spans the property, with bi-fold doors opening into the kitchen-living space, while the remainder of the garden is mainly laid to lawn with established borders.

### Location:

Twycross is a small rural village in Leicestershire, best known for Twycross House School. Local amenities include a village hall, pub, church and the well-known Twycross Zoo, with further shops and services available in nearby towns such as Ashby De La Zouch and the historic Market Bosworth. The village is well connected by road via the A444, with rail links from nearby Nuneaton providing access to Birmingham, Leicester and London.

### Method of Sale:

The property is offered for sale by Private Treaty.

### Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

### Tenure:

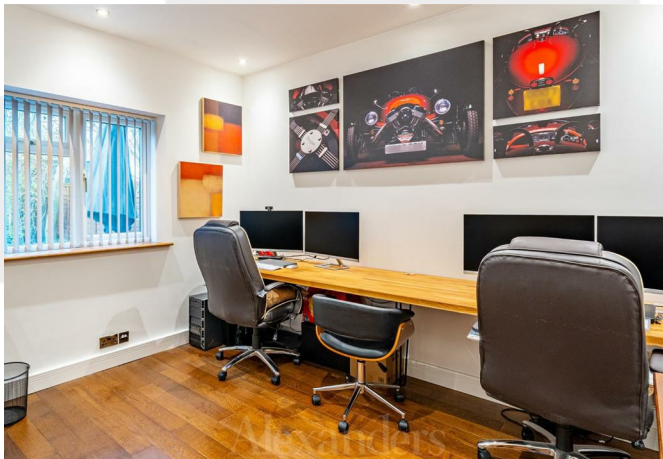
The property is being sold freehold with vacant possession upon completion.

### Local Authority:

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band F.

### Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.









**Services:**  
The property is connected to electricity, water, and drainage.

Heating is provided by an LPG central heating system.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

**Public Rights of Way, Wayleaves & Easements:**

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

**Plans and Boundaries:**

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

**Technical Information:**

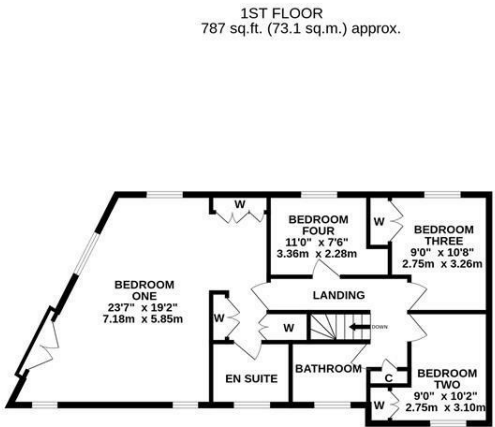
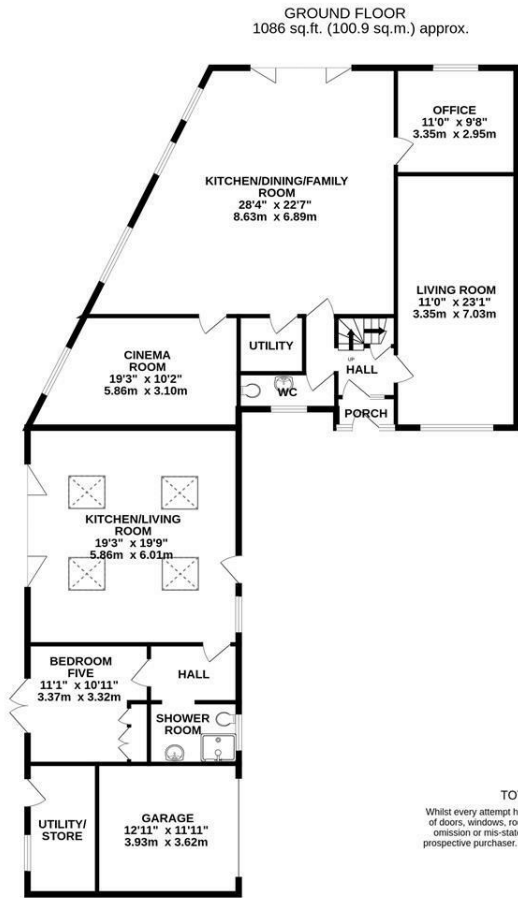
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

**Money Laundering:**

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

**General Note:**

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



TOTAL FLOOR AREA : 1873sq.ft. (174.0 sq.m.) approx.  
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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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	68
(39-54) E		
(21-38) F		





