

# SUPERIOR HOMES

# ROYSTON & LUND





# Weston Manor Fields

Snarestone | DE12 7FF

Guide Price £900,000

Guide Price Range £900,000 - £950,000

Royston & Lund are delighted to offer this superb opportunity of purchasing the epitome of luxury living within the confines of an exclusive private community with this prestigious five bedroom detached residence situated within the quaint village of Snarestone. The amenities nearby include walks along Ashby-de-la-Zouch canal, local schools and within walking distance of a pub.

Surrounded by amazing countryside, this magnificent abode blends contemporary design with sophistication. Step inside to discover an abundance of space and natural light from the welcoming entrance hall. The entrance hall provides access to the accommodation throughout including a ground floor WC. The heart of the home lies the impressive open plan living/kitchen area which is a haven for culinary enthusiasts boasting state-of-the-art appliances, feature centre island, sleek countertops, and a range of units which provide ample storage. Entertain guests in the elegant dining space, perfect for hosting memorable gatherings, this area also includes bi-fold doors seamlessly connected the outdoor with the in. There are two reception rooms which are an ideal space to unwind. The lounge benefits from triple aspect windows and a log burner. The playroom/Dinis versatile and could be used as a snug/office depending on personal configuration. Lastly, there is a separate utility room.

Ascending to the luxurious principle suite, featuring a generous walk-in dressing room and an en-suite with a walk-in shower, WC and a wash basin. The remaining four bedrooms are equally impressive, two with their own en-suites. The remaining bedrooms are complemented by the family bathroom which includes a three piece white suite including a freestanding bath.

Outside, the garden awaits. Relax on the spacious patio which leads to a lush lawn space. To the side there is further garden with raised flower beds. To the front there is a large driveway which leads to a detached garage







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- Exclusive Detached Home In Snarestone
- Under Floor Heating Throughout Downstairs
- Luxury Open Plan Living/Kitchen Area
- Five Bedrooms
- D/S WC - 3x En-Suite - Family Bathroom
- Landscaped Rear Garden - Garage With Electric Car Port
- Private Community
- Freehold - EPC Rating B
- Council Tax Band G







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Snarestone is a small rural village in North West Leicestershire,

It lies on the edge of the National Forest and is 5 miles (8 km) from the market town of Ashby-de-la-Zouch. The village is surrounded by farmland and open countryside. Natural features include the River Mease and the terminus for the Ashby Canal. Both of these waterways are sites of special scientific interest (SSSI).



Snarestone's amenities include two public houses, a primary school, a church, a blacksmiths, an antique reclamation yard, an allotment, a post box and a traditional red telephone kiosk.

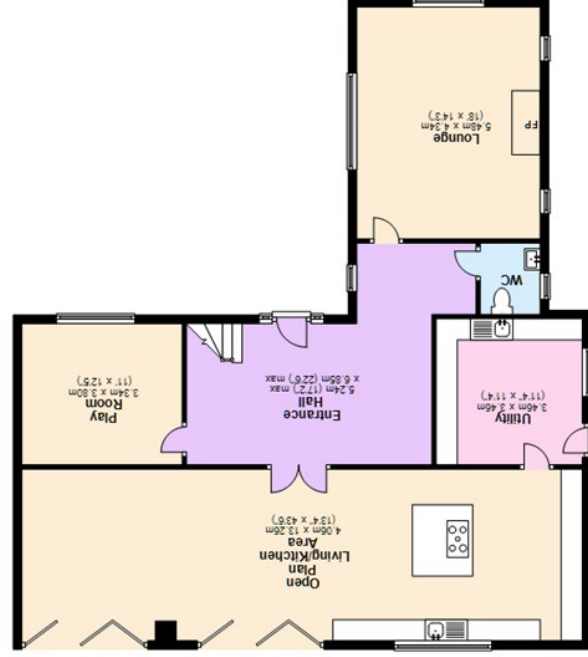
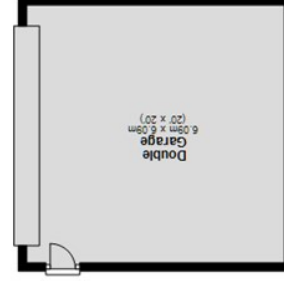
The area to the south of Snarestone is Crown Estate land and belongs to (but is not the private property of) the British Monarch. Much of this land is agricultural and is the site of a former Georgian country house (Gopsall Hall). It is reputed that George Frideric Handel composed his Messiah oratorio here in 1741.



These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

While every attempt has been made to ensure the accuracy of the floor plan contained in this document, measurements of rooms, windows, doors and any other items are approximate and responsibility is taken by any person commissioning the plan. This plan is intended for guidance purposes only and should be used as such by any prospective purchaser. Plans produced using AutoCAD.

Main area: Approx. 263 sq. metres (2840.7 sq. feet)  
This figure approx. 17 x 20 metres (188 x 218 feet)



First Floor  
Approx. 103.8 sq. metres (1127.2 sq. feet)

Ground Floor  
Main area: Approx. 122.0 sq. metres (1312.0 sq. feet)

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Potential
(92 plus) A	Current
(81-91) B	86
(69-80) C	86
(55-68) D	86
(39-54) E	86
(21-38) F	86
(1-20) G	86
Not energy efficient - higher running costs	Potential
Energy Efficiency Rating	
England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	Potential
(92 plus) A	Current
(81-91) B	86
(69-80) C	86
(55-68) D	86
(39-54) E	86
(21-38) F	86
(1-20) G	86
Not environmentally friendly - higher CO2 emissions	Potential
Environmental Impact (CO <sub>2</sub> ) Rating	

EPC

