



Sharnford Road | Aston Flamville, Hinckley | LE10 3AW

£1,030,000

 **Webbs**
estate agents

Summary

**** WOW ** OUTSTANDING FAMILY HOME ** HIGHLY SOUGHT AFTER LOCATION ** INTERNAL VIEWING IS PARAMOUNT ** 1/2 ACRE LANDSCAPED GARDENS ** GOLF PUTTING GREEN ** LEISURE COMPLEX ** SNOOKER ROOM ** DECEPTIVELY SPACIOUS LIVING ACCOMMODATION ** CARPORT ** DETACHED DOUBLE GARAGE ** SECURE ELECTRIC GATED ACCESS ** OPEN FIELD VIEWS TO THE REAR ** PROPERTY IS ON MAINS GAS ****

Webbs Estate Agents have pleasure in offering this outstanding detached diverse Family Home which has been extensively refurbished throughout. The property is approached via electric gates with intercom access leading to a generous driveway providing ample off road parking for 10 or more vehicles with a large detached Double Garage and three bay carport. Set in 1/2 acre of stunning landscaped Gardens incorporating a large feature Pond with bridge across to a central Gazebo with feature lighting and electric heater. In addition there is an all-weather Putting Green, several designated seating areas with open fields views, extensive patio areas, mature shrubs and trees. Internally this beautiful property comprises: entrance hallway with storage, guest WC, generous open plan lounge with 2 sets of tri-fold doors and a built in stove/log burner. The Dining Room is just off the Lounge and connects to the luxury Breakfast Kitchen with LED lighting, underfloor heating and integrated appliances including wine cooler and built-in coffee machine. Also off the kitchen is a large separate utility room which has underfloor heating, integrated fridge and separate integrated freezer, useful pantry, plumbing for washing machine, sink and an array of kitchen cupboards. There is also a useful door to the car port, to the rear is a large Games Room, complete with full-size snooker table and a dart board. Both the Games Room and the Utility have the potential to be converted into an Annex.

Key Features

- OUTSTANDING LUXURY HOME
- LEISURE COMPLEX
- PUTTING GREEN
- SOUGHT AFTER LOCATION
- INTERNAL VIEWING IS ESSENTIAL
- GAMES ROOM
- 1/2 ACRE LANDSCAPED GARDENS

Rooms and Dimensions

ENTRANCE HALLWAY

GUEST WC

DINING ROOM

22'8" x 11'8" (6.92m x 3.57m)

IMPRESSIVE LOUNGE

22'8" x 18'2" (6.92m x 5.54m)

OUTSTANDING KITCHEN

29'9" x 9'4" (9.08m x 2.86m)

UTILITY ROOM

22'6" x 20'6" (6.86m x 6.26m)

GAMES ROOM

22'6" x 20'6" (6.86m x 6.26m)

GYM

11'8" x 7'3" (3.58m x 2.21m)

LEISURE COMPLEX

48'10" x 21'10" (14.9m x 6.66m)

WET ROOM & GUEST WC

FITTED BAR AND KITCHENETTE

INFRARED SAUNA & HOT TUB

MASTER BEDROOM

14'4" x 11'8" (4.37m x 3.57m)

ENSUITE SHOWER ROOM

11'8" x 6'6" (3.58m x 2m)

BEDROOM TWO

13'6" x 11'8" (4.13m x 3.58m)

BEDROOM THREE

11'8" x 11'7" (3.58m x 3.54m)

BEDROOM FOUR

11'1" x 7'3" (3.4m x 2.23m)

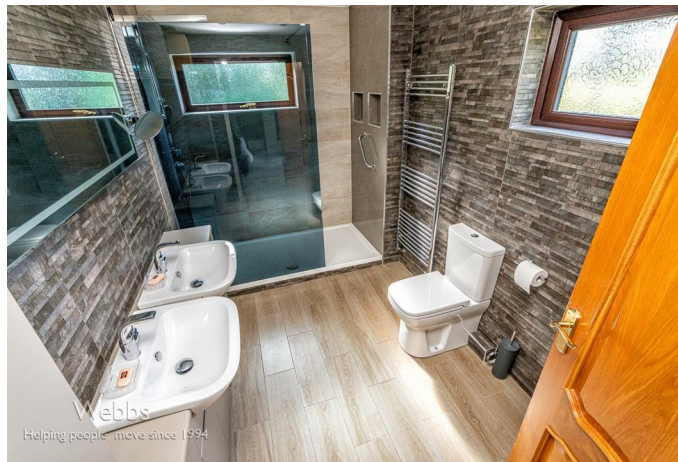
FAMILY BATHROOM

8'4" x 7'3" (2.56m x 2.23m)

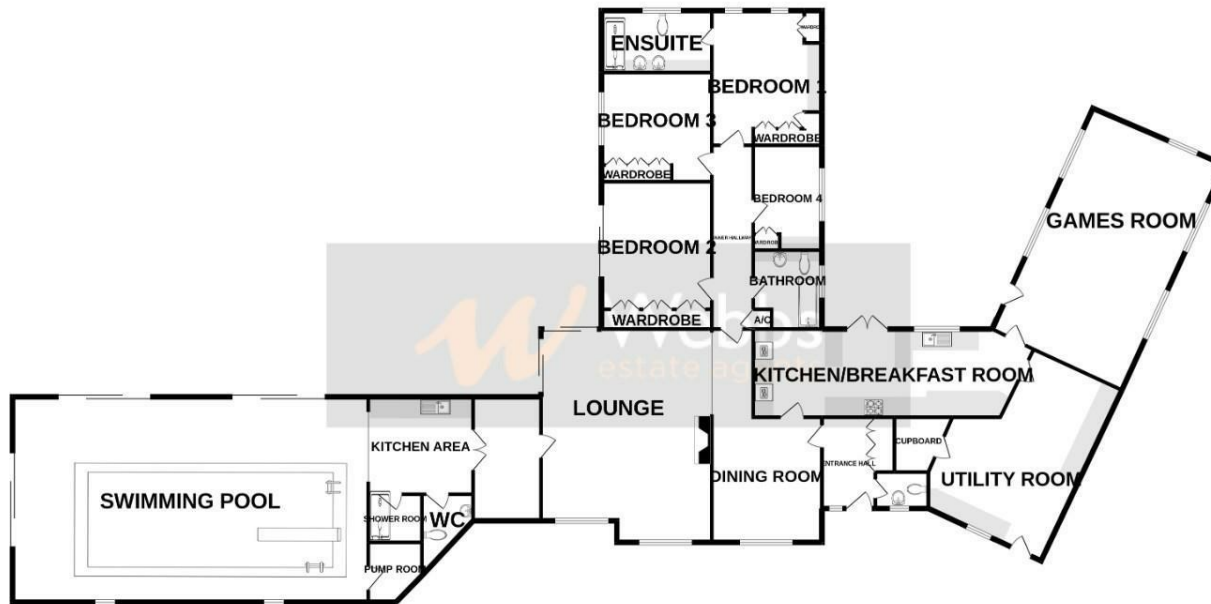
DOUBLE GARAGE

20'4" x 19'6" (6.22m x 5.95m)





GROUND FLOOR
3541 sq.ft. (329.0 sq.m.) approx.



TOTAL FLOOR AREA : 3541 sq.ft. (329.0 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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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating scale (A-G) with current rating at 68 and potential at 75.		Environmental Impact (CO ₂) Rating scale (A-G) with current rating at 71 and potential at 75.	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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