



The Stansfield, Newton Manor, Newton Regis, B79 0NA

HOWKINS &  
HARRISON



Plot 9, The Stansfield  
Newton Manor, Newton Regis  
Staffordshire, B79 0NS

Guide Price: £795,000

A brand new spacious executive family home with flexible living accommodation. Featuring three separate reception rooms, a large open plan family kitchen, utility room and cloakroom WC on the ground floor. Whilst to the first floor there are five bedrooms, two with en-suite facilities, a galleried landing and family bathroom. Externally there is a double garage and paved driveway.

#### Features

- Brand new detached home
- 5 bedrooms, 3 bathrooms
- 3 reception rooms
- Open plan family living kitchen
- Choice of kitchen and bathroom fittings
- Landscaped front garden
- Double garage and paved driveway
- Sought after village, countryside setting
- Excellent location for commuters
- 10 year warranty



## Location

Newton Regis is a small rural village situated between Ashby de la Zouch and Tamworth in the Staffordshire countryside. The picturesque village benefits from a public house, St Mary's church and enjoys a strong community spirit. More extensive services can be found in the nearby towns of Ashby de la Zouch and Tamworth which include supermarkets, leisure centres and leisure facilities. There is also an extensive road network with the A42/M42 M6, M6 toll and M1 all within close proximity providing links to East Midlands and Birmingham International airports and the Midlands rail network with fast direct routes into London Euston.

The local area is also sited within the National Forest benefiting from a number of popular visitor centres including Conkers, Twycross Zoo, Ferrers centre at Staunton Harold, Calke Abbey and Melbourne Hall. Renowned for the quality of educational facilities offered, schools include Repton, Twycross House, Dixie Grammar School, Grace Dieu Manor House, Ashby Grammar Schools and Newton Regis has its own C of E Primary and Nursery school with an outstanding Ofsted report.



## Description

Nested in the village centre, along a private road, Newton Manor is a select development of 20 individual homes in a farm courtyard setting. Each home is designed to take advantage of the views and rural environment. Internally you will find spacious light filled homes that benefit from multi-function spaces, finished to a high specification.

Each home comes with the benefit of a 10 years warranty, choice of kitchen cupboard and work surfaces and premium appliances including a built in oven, gas hob, extractor hood, American fridge freezer and integrated dishwasher. All bathrooms and en-suites are finished with contemporary white sanitary ware and a choice of Porcelanosa tiles and the main bedroom has built in wardrobes. Finally a landscaped front garden with paved private driveway.

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

## Council Tax

New Build - rate not available yet



### the stansfield

The following are the dimensions for this house:

|                |               |                  |
|----------------|---------------|------------------|
| Living         | 3.89m x 5.98m | 12' 7" x 19' 2"  |
| Kitchen        | 3.16m x 4.41m | 10' 4" x 14' 6"  |
| Family         | 4.10m x 6.09m | 13' 5" x 19' 9"  |
| Utility        | 2.43m x 1.75m | 7' 10" x 5' 7"   |
| Dining         | 3.27m x 3.08m | 10' 8" x 10' 1"  |
| Study          | 3.96m x 2.95m | 12' 11" x 9' 8"  |
| WC             | 1.17m x 1.20m | 3' 10" x 3' 7"   |
| Master bedroom | 3.89m x 3.89m | 12' 7" x 12' 7"  |
| En suite 1     | 3.44m x 1.30m | 11' 3" x 4' 3"   |
| Bedroom 2      | 2.93m x 1.92m | 9' 7" x 6' 3"    |
| En suite 2     | 3.30m x 1.22m | 10' 10" x 3' 11" |
| Bedroom 3      | 3.96m x 2.95m | 12' 11" x 9' 8"  |
| Bedroom 4      | 3.96m x 2.71m | 12' 11" x 8' 10" |
| Bedroom 5      | 3.34m x 3.04m | 10' 9" x 10' 0"  |
| Bathroom       | 3.88m x 2.01m | 12' 7" x 6' 7"   |

## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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