



The Willows, Main Street, Norton Juxta Twycross, Warwickshire, CV9 3QA

HOWKINS &
HARRISON



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Norton Juxta Twycross,
Warwickshire, CV9 3QA

Guide Price: £799,950

The Willows is an impressive six bedroom detached family home situated within an exclusive private gated courtyard. Offering just under 3000sqft of well proportioned, versatile accommodation arranged over three floors. In brief the property comprises, a generous reception hallway, dual aspect sitting room with French doors onto the rear garden, cloakroom WC, separate study and family room and a bespoke 24ft dining kitchen with utility room off. To the first floor, there are five good sized bedrooms, two with luxury en-suite rooms and a luxurious family bathroom. To the second floor there is a guest suite/cinema room and gym or potential annexe with en-suite shower room suitable for multi generational living.

Externally you will find a secure gated entrance, double garage and a well screened lawned rear garden.



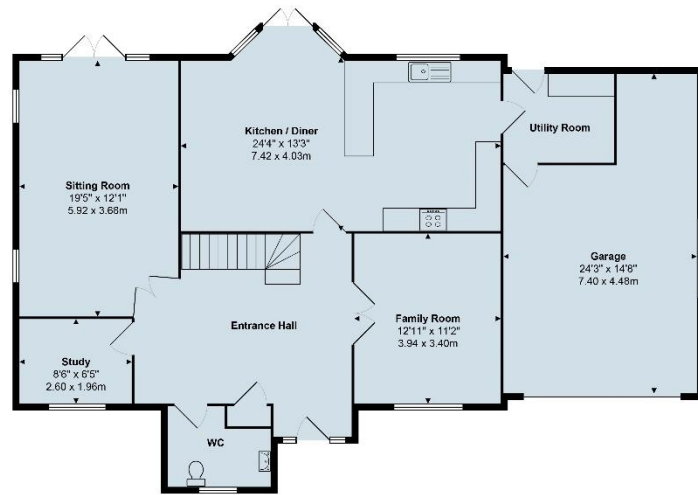
Features

- High specification detached family home
- Just under 3000sqft accommodation over three floors
- Three reception rooms and bespoke dining kitchen
- Six bedrooms, three en-suites and family bathroom
- Bedroom six is currently used as a cinema room and gym
- Suitable for multi generation living
- Private gated entrance and double garage
- Quiet exclusive village position
- Excellent location for commuters
- Underfloor heating to the ground floor

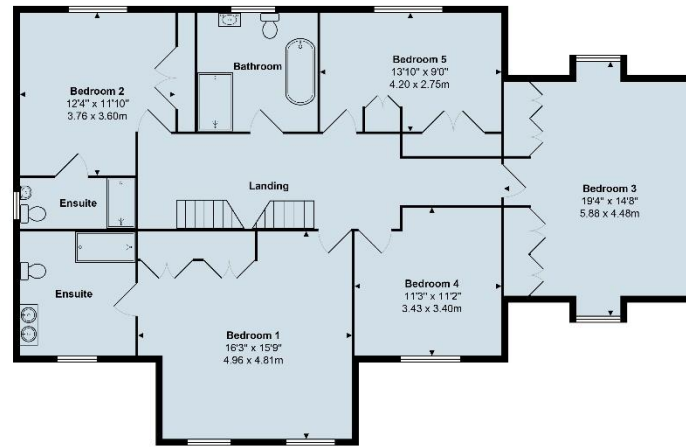


Location

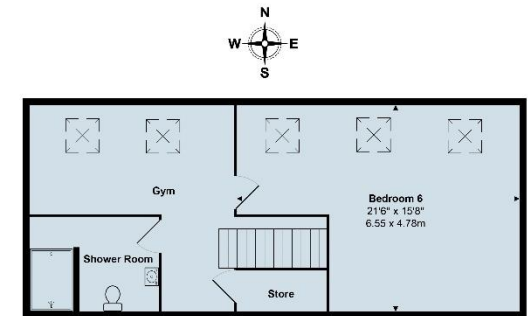
Norton-juxta-Twycross is a secluded and desirable hamlet in Warwickshire, close to the four counties border and located off the main A444 trunk road. The Willows is set within a private exclusive gated courtyard in a quiet village position but provides access to trunk routes and the Midlands motorway network, just 5 mins from the M42 with easy links to local cities, Birmingham, Derby, Leicester and Coventry via the M1, M6 and M69. Within easy reach of multiple train stations including Tamworth, Atherstone, Nuneaton & Hinckley providing swift and direct access to London and other major cities. Also within just 30 mins drive are Birmingham and East Midlands airports.



Ground Floor
Area: 1091 ft² ... 101.4 m²



1st Floor
Area: 1297 ft² ... 120.5 m²



2nd Floor
Area: 585 ft² ... 54.3 m²

Total Area: 2973 ft² ... 276.2 m² (excluding garage)
All measurements are approximate and for display purposes only







Accommodation Details – Ground Floor

Enter into an imposing entrance hall with tiled flooring and staircase rising to the first floor, double doors to the right open into the family room with window to the front elevation. Off to the left is a cloakroom WC and separate study featuring a range of built in storage, desk, work surface and a window to the front elevation. Double opening doors lead into a dual aspect 19ft sitting room with windows to the side elevation and French doors onto the garden. To the rear, measuring 24ft wide and a particular feature of this property is its large bespoke kitchen/ breakfast room having a comprehensive range of eye level and base units, Rangemaster cooker with extractor hood above, a range of appliances including an integrated dishwasher, granite preparation services with complementary uplifts, tiled flooring and double glazed doors off the dining area leading into the rear garden. Off is a useful utility room with further storage, sink unit, space for appliances and door into the garage.



First & Second Floors

The staircase rises to the first floor landing with galleried balustrade and doors leading off to five bedrooms, two en-suites and the family bathroom. Bedrooms one and four are located to the front elevation with bedroom one having a range of fitted wardrobes and access to its own en-suite shower room. Bedroom two to the rear also has an en-suite shower room, whilst bedroom five, again to the rear has built in storage and located close to the luxurious family bathroom. which has an oval shaped bath with mixer tap over, and a separate tiled shower cubicle. Bedroom three is a super size with dual aspect windows to the front and rear elevations and two double built in wardrobes.

A second flight of stairs off the landing leads to a second floor guest suite/bedroom six/potential annexe with separate shower room and skylight windows. The current owners have chosen to utilise this versatile space by creating a cinema room (with Sony cinema equipment that can be acquired as part of the sale).



Outside, Gardens and Grounds

Externally the property is approached security gated entrance leading to a block paved driveway and front lawned area. There is an integral double garage with courtesy door to the utility room and side access leads to a mature screened rear garden mainly laid to lawn with shaped block paved paths and patio.



A super size family home with versatile accommodation arranged over three floors, close to excellent road links and motorway networks.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins and 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.

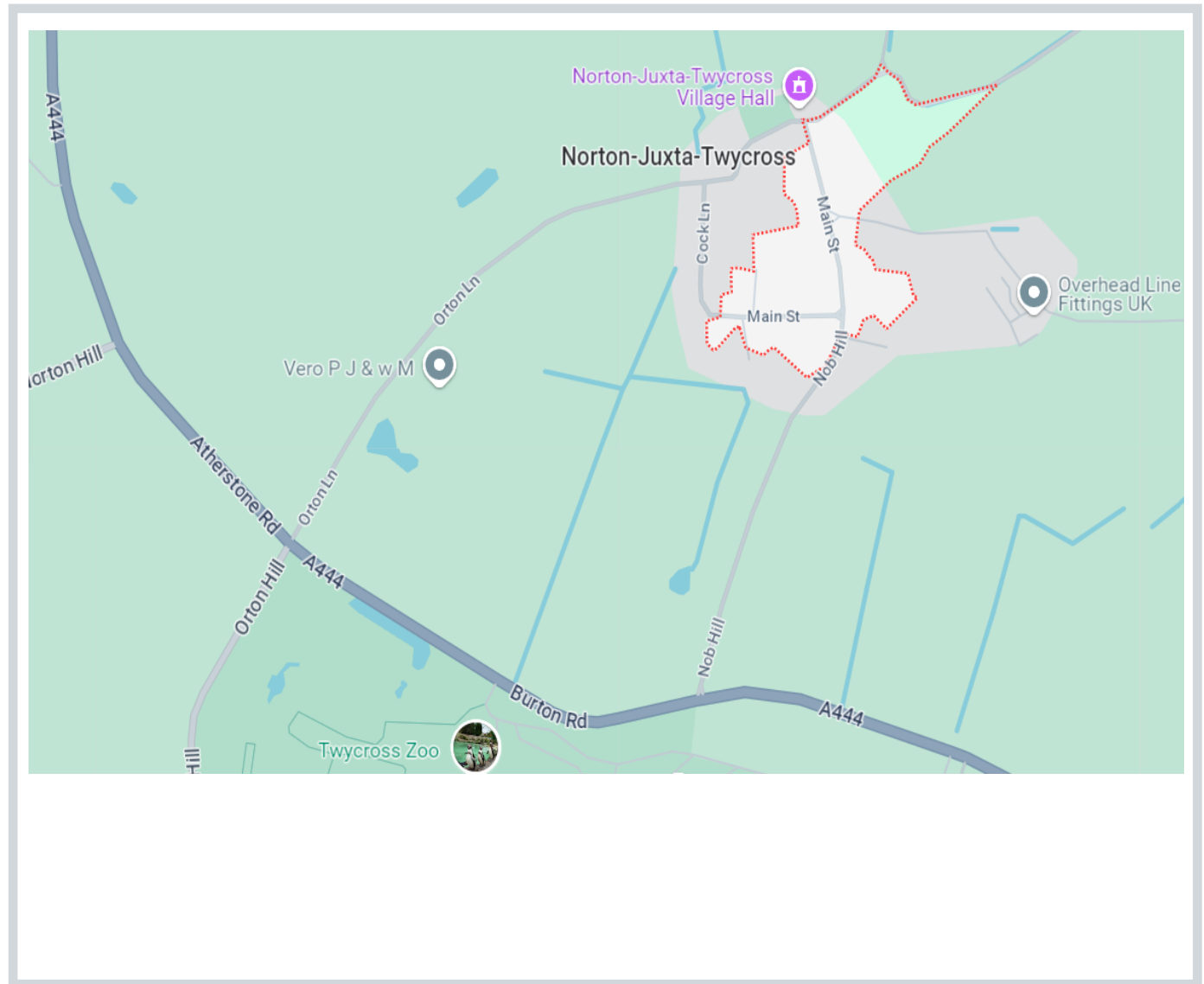
Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

Council Tax

Band - G

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	71 C
39-54	E		
21-38	F		
1-20	G		



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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.