



The Manor  
Market Bosworth | Nuneaton | Warwickshire | CV13 0LQ

FINE & COUNTRY

# THE MANOR

---

“The Manor” has recently been constructed offering approx. 4000 sq.ft of living space with luxury fittings and high specification appliances throughout. Located in an elevated position in the heart of this most sought-after historical market town of Market Bosworth. Showcasing unbeatable views across the valley and natural park land. Offered onto the market with no upward chain.



Upon arriving at The Manor, you are greeted by a sweeping stone driveway with ample parking and a substantial detached double garage.

As you enter The Manor via the handmade oak door, you are greeted by a beautiful, handcrafted centralised glass panel staircase leading to the first floor, porcelain tiles with inlay and sensor colour changing lighting. The whole property benefits from underfloor heating via an Air Source Heat Pump.

Through a set of sliding doors is the Kitchen/ Breakfast/ Entertainment Room with six sets of double-glazed sash windows to the front and side of The Manor and 3.7 metre bi-folding doors that lead onto the Entertainment Patio area. The room features recessed and plinth colour changing lighting again with porcelain tiles and underfloor heating. The whole property benefits from an integrated Sonos sound system.

The bespoke Kitchen comprises a substantial selection of cupboards, soft closing drawers and two pantries. It showcases a vast range of high specification appliances including four integrated Wi-Fi ovens including a microwave and steam option and a Bora hob with built in and ducted extractor. There are a further two integrated tall fridges, a wine fridge, a freezer and two integrated dishwashers as well as a Belfast sink with Quooker tap.

The Breakfast Island measures 4.5m x 2.25m and has enough seating for eight people, comfortably. The island combines with the rest of the kitchen and provides, two electrical charging pop-ups, a separate sink with a Quooker tap that gives boiling, sparkling and filtered water and has a champagne trough.

The Living Room houses the bi-folding doors as well as a contemporary double sided gas fire and TV. The TV, lights, CCTV, Sonos system and ovens can all be controlled via your mobile device or control panels situated on the ground and first floor.

The Dining Room flows from the Living Room with the same porcelain tiles and underfloor heating. It also benefits from two light lanterns, another set of 3.7 metre bi-folding doors, as well as another two double-glazed sash windows, a picture window into the Entrance Hall, the Sonos system and a door leading back into the Entrance Hall.

The Laundry Room leads from the Entrance Hall and has ample storage, a free-standing washing machine, free-standing tumble dryer as well as quartz work tops, a Belfast sink and Quooker tap. A door leads onto the gravelled courtyard sitting area and access to the side and rear of the property.

The downstairs Cloakroom has a suite comprising; a Corian handbasin and top, mixer taps, low flush WC, and vanity unit.

The Lounge has two double glazed sash windows, cinema TV system and Sonos sound.





# Seller Insight

“Completed just last year, *The Manor* is a magnificent six-bedroom Georgian-style home that occupies an enviable location on the edge of the historic town of Market Bosworth. “Before building *The Manor*, we were living in another property just a couple of hundred meters up the road,” says the owner. “We’d renovated houses before, but when this superb plot of land came up for sale we decided we’d like to embark upon a more ambitious project, and after a lot of hard work I think we’d both agree that we’ve created a really exceptional family home.”

“The design brief we gave ourselves was to incorporate all of the beautiful architectural features of our old house, which was a really stunning Georgian property, with all the design and technological benefits of a high-end modern family home. So in terms of the exterior, it has that rigid Georgian symmetry, really elegant solid wood sash windows with stone lintels and sills, and it was constructed using beautiful red brick, which is synonymous with that era. It’s a really handsome building, however inside it’s very much a modern home and one that’s been designed for modern living. The layout on the ground floor is very open plan so there’s a tremendous feeling of light and space, and we’ve used a lot of internal glazing, which again enhances that feeling of space. We’ve also tried to future-proof it by incorporating a huge range of technology, most of which can be operated from our mobile phones, and we’ve installed an air source heat pump so it’s much more economical to run. It really is an exceptional home and we’ve absolutely loved living in it.”

“Outside we wanted a garden, which during the summer months in particular, would essentially be a beautiful extension of the living space, and we’ve given it a Mediterranean feel. We’ve added around 140 square metres of patio and a large lawn, and because the space is terraced we have various lovely places where we can sit out, relax and entertain. We’ve loved the fact that it’s such a peaceful space, and when we’re out there enjoying the sunshine we’ve often said we feel as if we’re on holiday.”

“Market Bosworth is a fabulous little town and we have all the shops and amenities we could wish for just a stone’s throw away. It’s also a fantastic place to raise a family. The Dixie Grammar School, where our children went, is just down the road and there’s another primary school and a secondary school within striking distance. We also have easy access to parks and countryside so we’ve been able to enjoy the best of everything.”

“We’ll miss the house, without a doubt, but we’ll also miss the calmness and tranquility of the setting,” says the owner. “It’s been a wonderful place to live and I’m sure the new owners will love living here every bit as much as we have.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

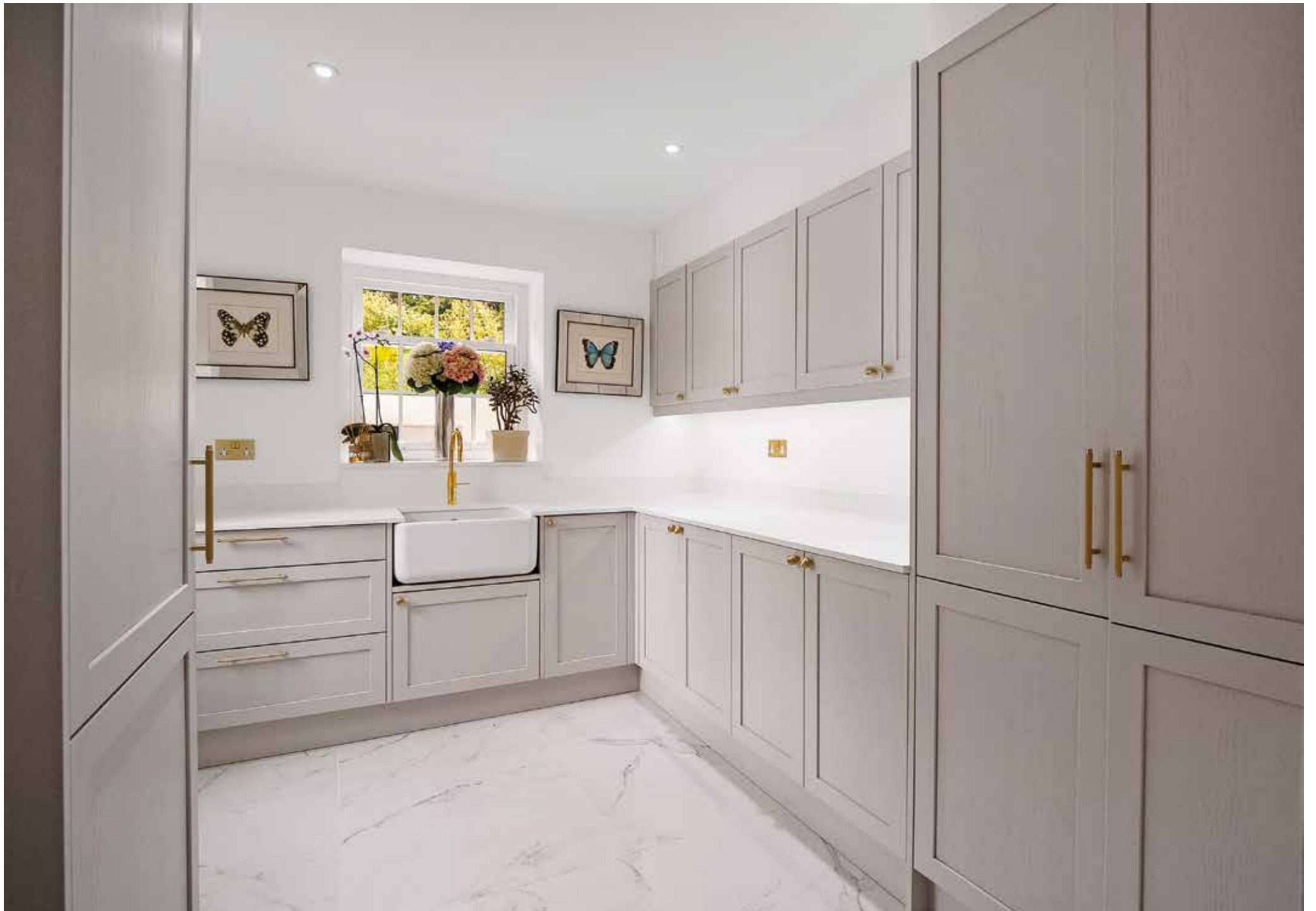




“ The large kitchen/dining area, which flows into the dining room, is definitely the hub of the home and it’s a fantastic space for entertaining, but another of our favourites is the master bedroom suite. It’s very large and very luxurious, and it’s a lovely place to retreat to at the end of a long day.”







## First Floor

The handmade glass panelled staircase rises from the Entrance Hall and leads to five generous sized double bedrooms with breathtaking views to the front and rear of The Manor.

The Principal Bedroom has a high vaulted ceiling with four solar powered Velux windows and 3.7m bi-folding doors with Juliette Balcony giving idyllic views over the natural parkland. The room has its own luxury Dressing Area with a selection of bespoke built-in wardrobes and Sonos system. This leads on to the ensuite with his and hers Corian handbasins and tops, vanity units, a walk-in shower, heated towel rail and a large free-standing bath with built in TV and Sonos.

Bedroom two features a sash window with underfloor heating and leads on to the luxury Jack and Jill bathroom. The Jack and Jill bathroom has a Corian basin and top, vanity unit, heated towel rail and a walk-in shower.

Bedroom three also benefits from access to the Jack and Jill bathroom and has a sash window, underfloor heating and overlooks the natural parkland.

Bedroom four has two sash windows with stunning views over the valley and underfloor heating. Bedroom five has a sash window and again views across the valley.

The Main Bathroom has a Corian handbasin and top, vanity unit, a walk-in shower, heated towel rail and a large free-standing bath with built in TV and Sonos system.

The bespoke glass panelled staircase rises from the first floor to the second floor and Bedroom Six/ Suite









## Second Floor

The Second Floor is ideal for multi-generational living for a teenager, young adult, or an older family member. The intricate craftsmanship across the Second Floor through bespoke glass panels offers a luxurious relaxed double bedroom, ensuite and separate lounge area all with views across the valley.

The double bedroom has two Velux windows and underfloor heating that leads on to the ensuite bathroom. The bathroom has a Corian handbasin and top, vanity unit, a walk-in shower, heated towel rail and a large free-standing bath.

Through the glass doors is the separate sitting area with two Velux windows.





“ On the entire top floor is another suite of rooms that almost feels like a self-contained apartment. It incorporates a bedroom, an en-suite bathroom and a sitting area. Our daughter is currently using it, but it could be ideal for guests or even a live-in nanny.”

## Outside

You are greeted by a sweeping stone driveway with parking for at least fifteen cars and a 6.3m x 6.1m double garage with power and lighting inside. The Manor has two colour changing uplighters to the front elevation. There is access to both sides of the property, outdoor electrical points, hot and cold taps, and the Air Source Heat Pump.

The manicured rear garden has been separated into three tiers each with its own electrical and water points. The first tier has access via the two sets of 3.7m bi-fold doors to either the Living Room or Dining Room and the Courtyard Area has a door leading directly to the Laundry Room.

The central stairway leads to the laid to lawn tier and another stairway leads to the third gravelled tier.







# LOCATION

---

Market Bosworth is a market town and civil parish in West Leicestershire. It is famously nearby to the site of the decisive battle of the War Of The Roses. This small medieval town is steeped in rich heritage and a legacy associated with the Battle of Bosworth Field, and more recently the Richard The Third trail. It is acknowledged for its floral displays and has been recognised with regional and national awards since 1985. Market Bosworth has some high quality boutique independent shops, local pubs, restaurants and cafes. The Battlefield Line railway, canal marina, sports club, water park, all to the west of the town offer a range of opportunities for all age ranges. The country park and arboretum to the east of the town is extremely family-friendly and hosts an array of activities. Situated on the Leicestershire Round and with many other well-signed rural walks; the open countryside is right on your doorstep.





**Services**

Electric - Mains  
Gas - Mains  
Water - Mains  
Sewage - Mains

**Local Authority**

Freehold | EPC Rating B | Council Tax Band G (Hinckley & Bosworth)

**Viewing Arrangements**

Strictly via the vendors sole agents; Fine & Country Coventry on 02476-50015 & Graham Howell on 07972-616405

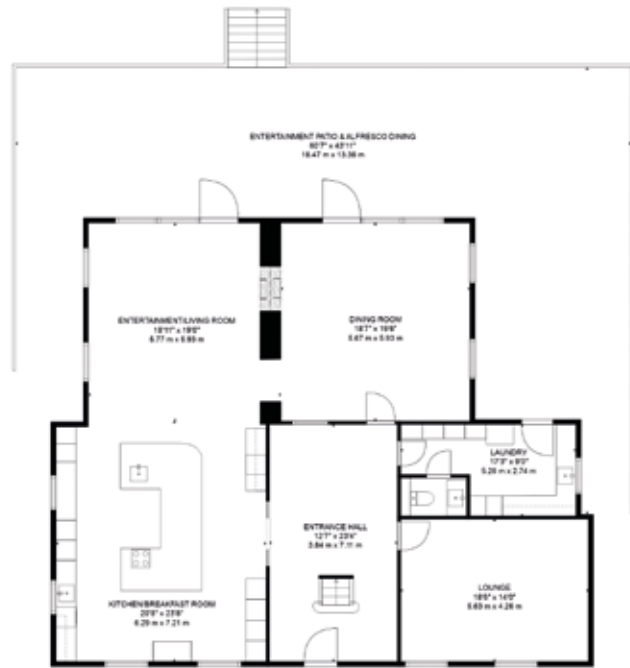
**Website**

For more information visit [www.fineandcountry.com/uk/coventry](http://www.fineandcountry.com/uk/coventry)

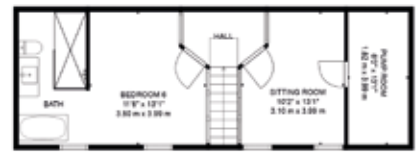


**Opening Hours**

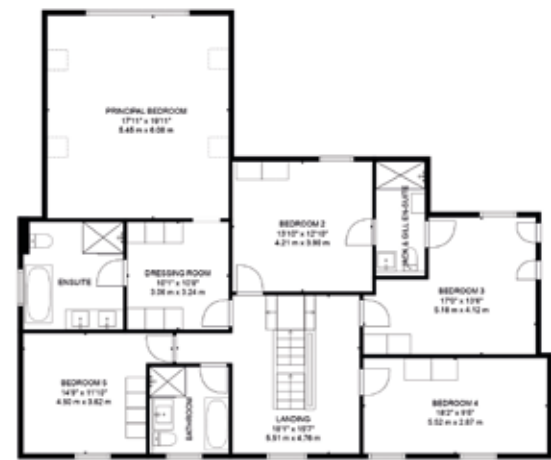
Monday to Friday 9.00-17.30  
Saturday 9.00-16.30  
Sunday By Appointment Only



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



DOUBLE DETACHED GARAGE



**GROSS INTERNAL AREA**  
 GROUND FLOOR : 3328 sq. ft, 309 m<sup>2</sup>, FIRST FLOOR : 1646 sq. ft, 153 m<sup>2</sup>, SECOND FLOOR : 266 sq. ft, 25 m<sup>2</sup>  
 EXCLUDED AREAS: DOUBLE DETACHED GARAGE: 376 sq. ft, 35 m<sup>2</sup>, LOW CEILING: 238 sq. ft, 22 m<sup>2</sup>  
 TOTAL: 5240 sq. ft, 487 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 15.06.2023







GRAHAM HOWELL  
PARTNER AGENT

Fine & Country Coventry  
Tel: 07972 616405 | 024 7650 0015  
Email: [graham.howell@fineandcountry.com](mailto:graham.howell@fineandcountry.com)

Graham is a well-established figure within the property profession before joining Fine & Country team and is a great role model for the brand. He is a passionate expert with a wealth of success stories for helping people with marketing strategies and secure the best price for their home.

His experience affords him to share his knowledge with clients with the added benefit of also being a property expert and has a wealth of experience in learning & development in the industry. This training has been followed by both new and old agents to raise the bar on standards in the industry. Graham lives on the outskirts of Coventry with his son Stan.

Prior coming to Fine & Country, Graham has won numerous awards throughout his 17 years' experience within the industry.

## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country  
Tel: +44 (0)2476 500015  
coventry@fineandcountry.com  
Friars House, Manor House Drive , Coventry, West Midlands CV1 2TE

