

Alexanders



Wembrook Coppice

Twycross Road, Sheepy Magna







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- A beautiful modern family residence
- Part of a small and exclusive development
- Open-plan kitchen by Alexander Lewis
- Five bedrooms and five reception rooms
- Indoor swimming pool and sauna
- Gross internal area of circa 7,500 square feet
- Five acres of formal gardens and paddock land
- Bar/games room and roof top terrace
- EPC Rating D / Council Tax Band G / Freehold

General Description

Alexanders of Market Bosworth are privileged and excited with the instruction to market this most superb individual modern family residence. The property provides a gross internal area of circa 7,500 square and is set in close to five acres comprising mature woodland, two paddocks, formal gardens, and a direct frontage to the River Sence.

Wembrook Coppice is part of a small and exclusive development of five executive homes, nestled in the village of Sheepy Magna. The property is situated at the end of a private road, just minutes drive from Twycross House public school. The house is fronted by a private driveway, which allows parking for multiple vehicles and leads to an oversized garage/workshop.

The property has been finished to the highest of standards throughout and boasts a wealth of beautifully presented living space set across three floors, including five bedrooms, five reception rooms and an entertainment complex which includes an indoor swimming pool, sauna, bar/games room, and a roof top terrace.

The current owners have lovingly maintained this fabulous home and enhanced what was already an exceptional property. There is now a beautiful open-plan kitchen by the much revered Alexander Lewis. The remarkable interiors provide a most wonderful warm and friendly family home.





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The main living accommodation is accessed via a generous entrance hall which in turn provides access to the drawing room, home office, gym and seating area which connects the main house to the exceptional open plan kitchen/living room, designed and installed by the much revered Alexander Lewis. This area creates a very sociable environment perfect for families and entertaining. Positioned off this main kitchen there is also a second kitchen/utility room and boot room.

Accessed via the main kitchen also is a stunning snug, with access to the pool house. The pool is constructed with a vaulted ceiling, three sets of French doors leading onto the formal gardens and glazing around all aspects. Within the pool area is a shower room, sauna, plant room and stairs leading up to the bar/games room and roof terrace.

Upstairs you will find five bedrooms all boasting en-suite facilities, with the master bedroom suite affording a new dressing room and superb four-piece bathroom suite.

The Outside

Externally, to the front of the impressive home is a large full width driveway, providing parking for numerous vehicles and access to the garage/workshop. To the left of the property is a further gated driveway, which runs adjacent to the house and its grounds, leading to a second parking area and triple garage block which in turn opens out onto sizable well-maintained paddock land.

The large formal rear gardens are mainly laid to lawn with well-stocked and mature beds and borders, which have been beautifully manicured over recent years. There are numerous seating areas, including a most impressive oak framed covered barbeque and dining area. To the side of this you will find a sunken square seating area with a central fire pit.





Location

This idyllic family home is situated in the most sought-after village of Sheepy Magna, located on the Leicestershire and Warwickshire border. The village itself has a primary school and there is also a Parish Church, Public House, fishing lake and popular San Giovanni Restaurant.

Private schools in the area include The Dixie Grammar School in Market Bosworth and Twycross House School in the neighbouring village of Twycross. The nearby market towns of Atherstone and Market Bosworth offer shopping facilities and a wealth of independent shops, together with local amenities such as doctors surgeries, places to eat and sports clubs. There is good access to the motorway network via the A5 and rail links from Atherstone into central London.

Distances

Leicester City Centre 20 miles, Nottingham 30 miles, Birmingham 25 miles, East Midlands Airport 20 miles, Birmingham Airport 20 miles, Nuneaton Train Station 10 miles

Schooling: The Dixie Grammar School 5 miles, Twycross House 3 miles, Loughborough Endowed Schools 20 miles, Leicester Grammar 30 miles and Reton School 20 miles (all distances and approximate).

Viewing

Viewing strictly by appointment only via the sole selling agent, Alexanders of Market Bosworth (01455) 291471.

Tenure

Freehold.

Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR (Tel: 01455 238141). Council Tax Band G.

General Note

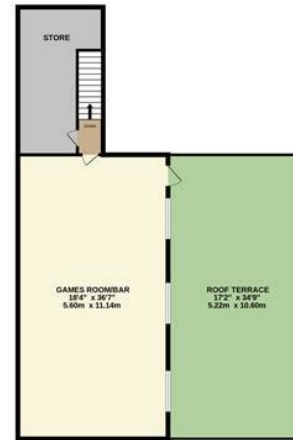
Measurements: Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only. OS Map: The Plans within these particulars are based on Ordnance Survey data and are provided for reference only.



GROUND FLOOR
4590 sq.ft. (426.5 sq.m.) approx.



1ST FLOOR
2075 sq.ft. (192.8 sq.m.) approx.



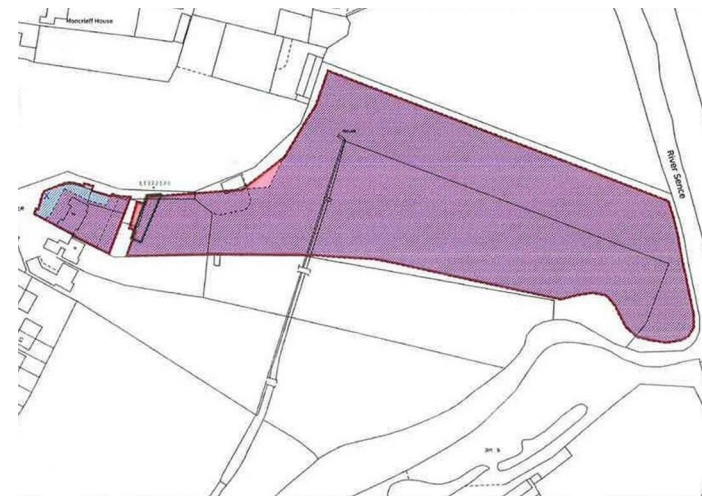
2ND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 7425 sq.ft. (689.8 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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Alexanders

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Important Information

Viewing - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - 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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

