

Compton House (plot 1) 22, Ashby Road,  
Stapleton,  
LE9 8JB.





£795,000

#### GENERAL

'The Huntingtons' by Tony Morris Builders, is an exclusive gated development of five outstanding village houses located on the edge of Stapleton. The scheme, which has been designed by Hayward Architects, has been carefully thought-out to fit seamlessly into this lovely village setting with some beautiful detailing including feather edged oak boarding and limestone walling. There are four individually designed houses and the original property, which has been comprehensively remodelled and renovated.

The layouts work perfectly for contemporary living at its finest with wonderful open-plan zoned living kitchens with bi-fold doors opening directly into the gardens, sitting rooms with woodburning stoves, home offices and sumptuous master bedrooms. The houses are incredibly well specified with luxurious bathrooms, bespoke kitchens with quartz worktops and high-end appliances.

Considerable thought has been given to the efficient running of the houses with air source heat pumps, underfloor heating to the ground floors of the new properties and electric car charging points. For those who value security and seclusion, this gated development offers a sense of exclusivity and peace of mind.

STAMP DUTY INCLUDED (SUBJECT TO T'S AND C'S please speak to the agent)





## LOCATION

'The Huntingtons' is located on the edge of Stapleton, a highly regarded West Leicestershire village. There is an outstanding range of facilities in the nearby historic town of Market Bosworth, including some interesting speciality shops and restaurants centred on the market place, numerous sports clubs and the highly regarded Dixie Grammar School. There are lovely walks in the area along the nearby Ashby Canal and through the Bosworth Battlefield. Stapleton is well located for access to the Midlands motorway network and nearby mainline railway stations include Nuneaton, Rugby and Leicester.

## TECHNOLOGY AND SPECIFICATION

The houses are highly specified with the latest technologies and luxurious finishes.

- \* High efficiency 'Daikin' air source heat pump.
- \* Underfloor heating throughout the ground floor with zoned controls.
- \* Wood burning stove in the main reception room.
- \* Stunning kitchens with quartz work tops, 'Franke' boiling taps and a generous package range of integrated high end appliances.
- \* Low energy LED lighting throughout.
- \* Fibre optic broadband with Ethernet ports behind all tv points
- \* CCTV camera security system.
- \* 7.5Kw Electric car charging point
- \* Remote controlled electric roller shutter doors to the garage.
- \* Security gate connected via an intercom system to the house.
- \* 10 year new build warranty.

## PLOT ONE COMPTON HOUSE

Compton House, which lies on the edge of the development, has breathtaking country views together with a South facing garden. There are some lovely design features including an oak boarded garage with a home office over. The accommodation briefly includes on the ground floor, a zoned kitchen with bi-fold doors opening onto the garden, a sitting room and snug. On the first floor there is a wonderful master suite with shower and dressing rooms, together with a guest bedroom with en suite, two further double bedrooms and a family bathroom.

## ON THE GROUND FLOOR

Front door opening into the reception hall.

## RECEPTION HALL

With glass balustrade staircase rising to the first floor and doors to the principal reception rooms. CLOAKROOM with low flush lavatory and wash hand basin.

## SITTING ROOM

15'4" x 11'4"

A charming room with wood burner.

## SNUG

12' x 11'5"

With lovely field views.

## LIVING KITCHEN

30'8" x 16'3"

A wonderful room with bi-fold and French doors opening onto the garden. The kitchen area is fitted with a fashionable range of base and wall cabinets with heavy quartz work surfaces. There is also an island unit with breakfast bar incorporating a "Bosch" induction hob with extractor over, a dual zone wine fridge and breakfast bar. Integrated appliances in the main units include two "Bosch" ovens, an American style fridge with water dispenser and dishwasher.

## UTILITY

10' x 8'7"

The utility is fitted with a range of cabinets matching those in the kitchen with quartz work surfaces. There is plumbing for a washing machine and door to the garden.

## ON THE FIRST FLOOR

Stairs rise from the reception hall to the galleried landing.

## GALLERIED LANDING

The galleried landing has a glass balustrade. Doors to the bedrooms and family bathroom.

## MASTER BEDROOM

14'6" max x 12'2"

A room that is full of character with French doors opening onto a "Juliet" balcony from which the panoramic views can be enjoyed. Central heating radiator.

## DRESSING ROOM

10'1" x 4'9"

A really good sized dressing room. Central heating radiator.

## EN-SUITE

Comprising a low flush lavatory, wash hand basin set in vanity unit, shower enclosure with rainfall and hand held shower attachments. Heated chrome ladder style towel rail.

## GUEST BEDROOM

11'1" x 11'7"

Overlooking the garden. Central heating radiator.

## EN-SUITE

A single shower enclosure, wash hand basin and low flush lavatory, chrome ladder style towel rail.

## BEDROOM THREE

11'8" x 11'4"

A double bedroom with window seat. Central heating radiator.

## BEDROOM FOUR

11'8" x 11'6"

Window seat from which the field views can be enjoyed. Central heating radiator.

## BATHROOM

A luxurious bathroom with panelled bath and shower attachment. Double shower enclosure with rainfall and hand held shower attachments, wash hand basin set in vanity unit, low flush lavatory and chrome ladder style heated towel rail.

## OUTSIDE

The house is set well back from the road and is approached through electric security gates and along a shared road to the block paved drive leading to the double garage.

## DOUBLE GARAGE

19'10" increasing to 23'2" x 19'2"

With electric roller shutter doors. With Home Office/Games Room over.

## HOME OFFICE/GAMES ROOM

20' x 30'

A wonderful space with potential for any number of uses. There is a glass balustrade, rooflights and central heating radiator.

## GARDEN

The South facing garden is principally lawned with post and rail fencing running along the field boundary. Adjoining the house there is an extensive area of terracing which can be accessed via bi-fold doors from the principal living spaces.













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