



Huntington House, 20 Ashby Road,
Stapleton,
Leicestershire, LE9 8JB





£825,000

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 re modelled 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.

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 & SPECIFICATIONS

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

- * Low energy LED lighting to Kitchen, Hall, and bathrooms
- *. Fibre optic broadband directly to the property.
- * Double garage with electric roller shutter door.
- * Security gate connected via an intercom system to the house

HUNTINGTON HOUSE

Huntington House is an impressive house that has been cleverly remodelled and renovated. There is a zoned living kitchen, a large 32' sitting room with wood burner and Home Office. On the first floor there is a Master Bedroom with En-Suite Bathroom and separate Dressing Room, a Guest Bedroom with En-Suite and four further double bedrooms and a Family Bathroom. Outside, the house has its own gated entrance onto Ashby Road and there is a double garage and generous garden.

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

32' max x 15' max

A really impressive room which runs the full width of the house. There are bifold doors opening onto the garden, a wood burning stove and two central heating radiators. (Second measurement reduces to 9'7").

HOME OFFICE

10'7" x 10'1" (into bay)

With central heating radiator.

LIVING KITCHEN

28' max x 21'2" max

A wonderful room with bifold doors opening into 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 wine fridge. Integrated appliances include two "Bosch" ovens, a "Bosch" induction hob and an American style fridge with water dispenser. It should be noted that the sink unit has a boiling tap. Tiled finish to floor. Central heating radiator.

UTILITY

7' x 6'1"

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 doors to the garden and garage.

ON THE FIRST FLOOR

A glass balustrade staircase rises from the reception hall to the galleried landing.

GALLERIED LANDING

Opening off the galleried landing are the bedrooms and bathroom.

MASTER BEDROOM

15'9" max x 14'6"

An impressive room with French doors opening onto a 'Juliet' balcony. Two central heating radiators.

DRESSING ROOM

A good sized dressing room with hanging rail and shelving. Central heating radiator.

EN-SUITE

A suite comprising a panelled bath with shower attachment, wash hand basin set on vanity unit, walk in shower enclosure with rainfall and hand held shower attachments.

GUEST BEDROOM TWO

13" x 12'1"

Fitted wardrobe, Central heating radiator.

EN-SUITE

Shower enclosure with rainfall and hand held shower attachment wash hand basin set in vanity unit, chrome ladder style towel rail and low flush lavatory.

BEDROOM THREE

15' x 14'7"

Central heating radiator.

BEDROOM FOUR

11'9" x 10'8"

Central heating radiator.

BEDROOM FIVE

16'9" x 9'5"

Overlooking garden. Central heating radiator.

BEDROOM SIX

16' x 11'4"

Overlooking garden. Central heating radiator.

BATHROOM

Suite comprising a panelled bath with shower attachment, wash hand basin set in vanity unit, low flush lavatory, walk in shower enclosure with rainfall and hand held shower attachments, chrome ladder style towel rail.

OUTSIDE

A sliding electric gate opens onto a stoned parking in front of the house.

DOUBLE GARAGE

18'7" x 15'6"

With an electric roller shutter door.

THE GARDEN

The garden is principally lawned and adjoining the house there is an extensive area of terracing which can be accessed via bi fold doors from the principal living spaces.

COUNCIL TAX BAND

Hinckley and Bosworth Council Tax Band F.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	















Ground Floor



1st Floor



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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