



Assheton House, 28 Main Road Twycross, Warwickshire, CV9 3PL

HOWKINS &
HARRISON

Assheton House,
28 Main Road, Twycross,
Warwickshire, CV9 3PL

Guide Price: £525,000

Set on an enviable plot overlooking the village cricket ground and surrounded by the beautiful Warwickshire countryside, this substantial detached family home offers an outstanding combination of space, flexibility and lifestyle. Extending to over 1580 sqft, the well-appointed ground floor comprises a welcoming entrance hall, generous living room, separate dining room, spacious breakfast kitchen opening into a bright conservatory, an additional dining area, utility room, guest WC and a versatile additional reception room, perfectly suited as a home office, playroom or family room. To the first floor are four well-proportioned bedrooms, including a principal bedroom with walk-in wardrobe, together with a modern family bathroom.

Outside, a sweeping gravel driveway provides extensive off-road parking for numerous vehicles, while the generous enclosed rear garden enjoys a high degree of privacy. Further enhanced by owned solar panels, this is a rare opportunity to acquire a spacious family home in one of the area's most desirable village settings. family home in one of the area's most desirable village settings.



Location

Twycross is a picturesque and highly sought-after village set amidst the rolling countryside on the Leicestershire and Warwickshire border, offering an enviable balance of rural charm and everyday convenience. Renowned for its welcoming community, the village is home to the internationally recognised Twycross Zoo, a well-regarded independent school accommodating students from 4-18 years of age, parish church, village hall and thriving cricket club. Surrounded by beautiful countryside with an abundance of scenic walking routes, yet benefiting from excellent road and rail connections to neighbouring market towns and major commercial centres, Twycross is an ideal location for families, professionals and those seeking a peaceful village lifestyle without compromising on accessibility.

Travelling Distances

Market Bosworth – 6 miles

Atherstone – 6 miles (railway station with direct services to Birmingham & London Euston)

Tamworth – 12 miles

Ashby-de-la-Zouch – 13 miles

M42 (Junction 11) – 8 miles

A5 – 5 miles

Birmingham Airport & NEC – 22 miles

East Midlands Airport – 22 miles



Accommodation Details - Ground Floor

Entering through the front door, the welcoming entrance hall provides access to the principal ground floor accommodation, with stairs rising to the first floor and a convenient guest wc positioned beneath the staircase.

To the right, the spacious breakfast kitchen is fitted with an extensive range of contemporary shaker-style units, complemented by generous worktop space and integrated appliances. The kitchen flows seamlessly into the adjoining dining area, creating an excellent open-plan space for everyday family living and entertaining. Double doors lead through to the bright conservatory, which enjoys pleasant views over the rear garden and provides direct access onto the patio.

Leading from the dining area is a useful utility room, offering additional storage and appliance space, with an internal door opening into the formal dining room/home office/playroom. This versatile reception room opens into the impressive living room, a particularly generous reception

space, centred around a charming wood-burning stove set upon a stone hearth, creating an attractive focal point. French doors open directly onto the rear patio, allowing the garden to become a natural extension of the living space.

First Floor

To the first floor, the landing gives access to four well-proportioned bedrooms and the family bathroom. The principal bedroom is a generous double and benefits from a walk-in wardrobe, creating excellent dressing and storage space. Bedrooms two and three are both comfortable doubles, while bedroom four is ideal as a child's bedroom, nursery or home office. The contemporary family bathroom is fitted with a modern suite comprising a panelled bath, separate shower enclosure, wash hand basin and wc, all finished with stylish full-height tiling.





Outside

Outside, the property occupies a generous plot with a sweeping gravel driveway to the front, providing extensive off-road parking for numerous vehicles. Gated side access leads to the enclosed rear garden, which is predominantly laid to lawn with established planting and raised beds, complemented by a substantial paved patio adjoining the rear of the property. Offering an excellent degree of privacy, the garden provides the perfect setting for outdoor entertaining. The property is further enhanced by owned solar panels and enjoys an enviable position overlooking Twycross Cricket Ground with attractive countryside beyond.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Features

- No Upward Chain
- Four-bedroom Detached family home
- Spacious open-plan kitchen/dining area
- Bright conservatory overlooking rear garden
- Large living room and separate dining room
- Extensive driveway for multiple vehicles
- Generous private rear garden
- Overlooking Twycross cricket ground
- Excellent location for commuters
- Owned solar panels Installed





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

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. We are advised that the property benefits from main water, drainage, and electricity are connected to the property. The central heating is oil fired.

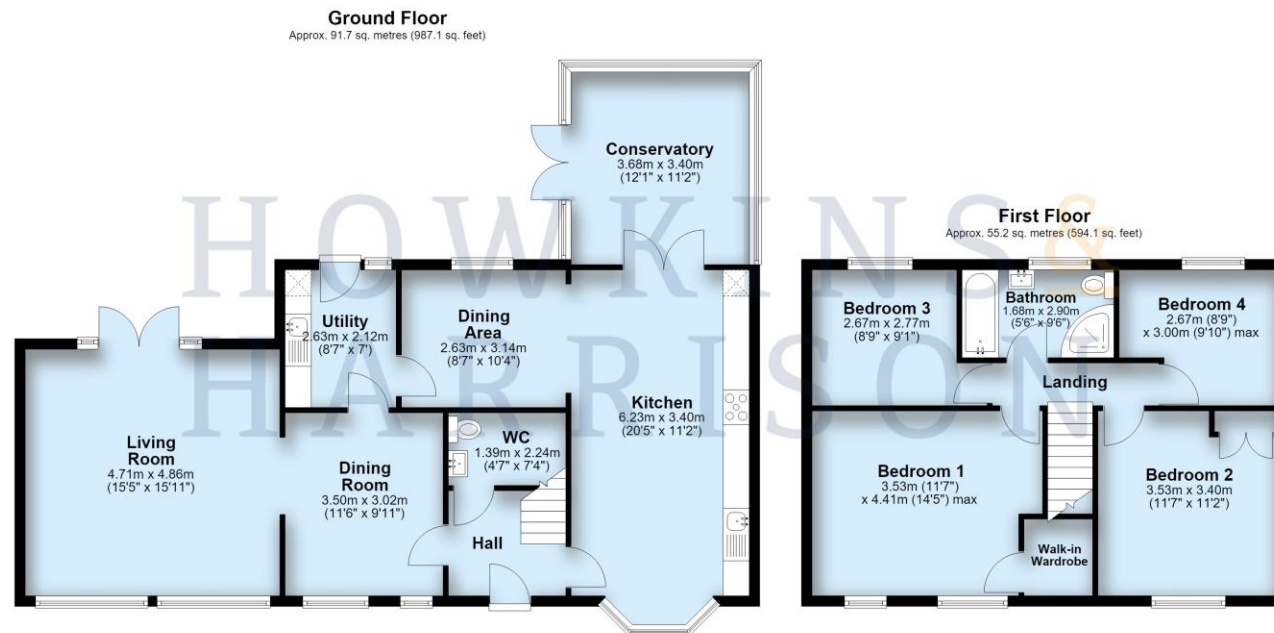
Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

Council Tax

Band - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	47 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.



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