
Plot 9, The Bosworth Badham Close off
Orton Lane,
Twycross,
CV9 3FN

£875,000

GENERAL

Cartwright HOMES

THE

Site plan



BCP Bin Collection Point

- THE STANFORD — 5 BEDROOM HOME
- THE ASTON — 4 BEDROOM HOME
- THE ARBURY — 5 BEDROOM HOME
- THE BEAUMANOR — 4 BEDROOM HOME
- THE ANSLEY — 5 BEDROOM HOME
- THE KENWOOD — 3 BEDROOM HOME
- THE PRESTWOLD — 5 BEDROOM HOME
- THE HARDWICK — 3 BEDROOM HOME
- THE BOSWORTH — 5 BEDROOM HOME
- THE CHATSWORTH — 4 BEDROOM HOME
- THE LEICESTER — 4 BEDROOM HOME
- AFFORDABLE HOMES

ORTON PARK
Twycross, Warwickshire





GENERAL

A fine collection of modern, contemporary houses located on the edge of Twycross. Orton Park is currently being developed by Cartwright Homes, a highly respected family company that specialises in small high quality schemes. The 16 houses have been designed with great sensitivity to seamlessly blend into this wonderful country setting.

It is very much the ethos of Cartwright Homes to encourage every purchaser to choose their own kitchens, bathrooms, tiling and wall coverings working with them to create their dream home. However, the basic specification is impressive with an air source heat pump and underfloor heating on the ground floor, which as well as creating a comfortable living environment, gives incredible flexibility as to how the space is used and arranged. There is a wide choice of high-quality kitchen and bathroom finishes included as standard and a large selection of optional upgrades and extras, allowing you to personalise your new home, depending on the build stage.

CONTACT

To request more information, please Contact Fox Country Properties on 01455 890898 or email: marketbosworth@foxcountryproperties.co.uk.

LOCATION

Orton Park is located on the Western fringes of Twycross, a popular West Leicestershire village and within walking distance of the village amenities and schooling. The village itself has a thriving community with a popular restaurant "Turpins Bar and Grill", an independent florist and cafe, church and village hall. The village is also home to Twycross House School and Preparatory School for children aged 4-18, a highly successful private school. Twycross cricket club is right in the heart of the village and the first and second team play in the Leicestershire and Rutland cricket league. Twycross Zoo is a main attraction for the area and is home to around 500 animals of almost 100 species including monkeys, tigers, meerkats and the rare Amur leopard.

Market Bosworth is one of the most well regarded and exclusive towns in West Leicestershire. The town services a wide area and is locally considered to be one of the most desirable locations to live. There is a traditional market every Wednesday as well as a Farmers Market that is held on the fourth Sunday of every month. The town is home to one of the area's leading private schools, The Dixie Grammar, and there is also a High School rated by OFSTED as "outstanding" and Primary School. There is a thriving community with a variety of sports clubs including rugby, football and bowls.

There are fast train services into London Euston from Nuneaton and Tamworth. Birmingham and Leicester are also within commutable distance.

THE BOSWORTH

The Bosworth occupies an imposing corner position offering a wealth of space throughout. This 5 bedroom detached family home enjoys a superb kitchen diner/family room which is the hub of the house. A utility, spacious dual aspect lounge, study and guest cloakroom. Upstairs the master suite has a dressing area and en-suite, bedrooms 2 & 3 both with en-suite, 2 further bedrooms and the family bathroom complete the home. Outside is a double garage with driveway and an enclosed rear garden.

ROOM DIMENSIONS

GROUND FLOOR:

Living Room: 6486mm x 3548mm 21'3" x 11'7"
Kitchen/Dining/Family: 8198mm x 4988mm max 26'8" x 16'4" max
Utility: 2035mm x 3528mm 6'8" x 11'6"
Study: 3850mm x 2650mm 12'7' x 6'7"

FIRST FLOOR:

Master Bedroom; 3810mm x 3587mm 12'6" x 11'9"
Dressing: 2498mm x 3173mm 8'2" x 10'5"
Bedroom 2: 5995mm x 3510mm max 19'8" max x 11'6" max
Bedroom 3: 3910mm x 3383mm 12'10" x 11'1"
Bedroom 4: 4433mm x 2588mm 14'6" x 8'6"
Bedroom 5: 3500mm x 2860mm 11'6" x 9'4"

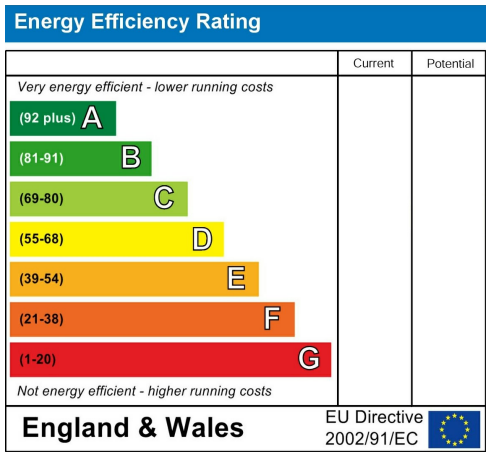
IMPORTANT NOTICE

The internal photographs are from plot 7 and are being used for illustration purposes only.

ANNUAL ESTATE CHARGE

There is an annual estate charge payable of approximately £323.25.








BOTANICAL FRUITS







Cartwright HOMES



Ground floor

Living Room	6486mm x 3548mm	21'3" x 11'7"
Kitchen/Dining/Family	8198mm x 4988mm max	26'8" x 16'4" max
Utility	2035mm x 3528mm	6'8" x 11'6"
Study	3850mm x 2650mm	12'7" x 6'7"

First floor

Master Bedroom	3810mm x 3587mm	12'6" x 11'9"
Dressing	2498mm x 3173mm	8'2" x 10'5"
Bedroom 2	5995mm x 3510mm max	19'8" max x 11'6" max
Bedroom 3	3910mm x 3383mm	12'10" x 11'1"
Bedroom 4	4433mm x 2588mm	14'6" x 8'6"
Bedroom 5	3500mm x 2860mm	11'6" x 9'4"

CONSUMER CODE FOR HOME BUILDERS www.consumercode.co.uk

tsi APPROVED CODE TRADINGSTANDARDS.UK

Floor plans are intended to give a general indication of the proposed floor layout. Dimensions are accurate to within a + or – of 50mm, but should not be used for flooring sizes, furnishings, appliance spaces or furniture. Individual features such as plot handing, windows, bricks, other materials and colours may vary, as may drainage, heating and electrical layouts. Please speak with our Sales Team for individual plot details. Images, photographs and dimensions are not intended to form any part of any contract or warranty unless specifically incorporated into the written contract. Plans are correct at the time of going to press but may vary during construction.

The Property Ombudsman

Important Notice: Fox Country Properties Limited, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Country Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

FOX

5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF
Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS
Sales: **0116 2796543**

foxcountryproperties.co.uk