



Manor Lodge
15 Main Street | Norton Juxta | Warwickshire | CV9 3QA

STEP INSIDE

Manor Lodge

Set within the heart of the sought-after village of Norton Juxta Twycross, this charming detached property effortlessly combines period character with practical family living.

Occupying an impressive wrap-around plot with beautifully established gardens, substantial garaging and versatile ancillary accommodation, the property offers an enviable lifestyle in a peaceful rural setting.

Ground Floor:

An attractive stained-glass entrance door opens into a welcoming reception lobby before leading into the central hallway, immediately creating a warm and inviting first impression.

To the front of the home, the elegant dining room provides an intimate setting for entertaining or relaxed family meals, centred around a traditional open fireplace that adds character and charm.

Beyond, the well-appointed kitchen is fitted with a comprehensive range of base and wall cabinetry, complemented by integrated cooking appliances and views across the rear gardens.

The adjoining conservatory is bathed in natural light throughout the day and provides an exceptional garden room, seamlessly connecting the interior with the outside through double doors onto the patio, making it the perfect space for morning coffee, summer dining or simply enjoying the changing seasons.

The principal sitting room is both welcoming and spacious, featuring an impressive log-burning stove that creates a cosy focal point during the winter months, while double doors once again link effortlessly to the conservatory, allowing the entertaining space to flow beautifully.

Completing the ground floor is a practical utility room, a cloakroom with WC and direct access to the garden.

First Floor:

The first floor offers well-balanced accommodation comprising three bedrooms. The principal bedroom benefits from built-in wardrobes, while a second generous double bedroom enjoys views to the front. A further bedroom overlooks the rear garden and would equally lend itself to a nursery, dressing room or home office. The contemporary family bathroom is beautifully appointed with a large walk-in shower, vanity storage and views across the garden, while two useful storage cupboards are located on the landing.









STEP OUTSIDE

Manor Lodge

The gardens wrap elegantly around the property, providing a variety of seating areas and mature planting that create both privacy and colour throughout the seasons. A paved entertaining terrace is complemented by a charming brick-built barbecue, while a greenhouse offers the opportunity for keen gardeners to cultivate home-grown produce.

One of the property's most exciting features is the substantial detached double garage.

Above, a fully boarded room provides exceptional flexibility and could serve as a home office, gym, studio or, subject to any necessary planning permissions, be converted into self-contained annexe accommodation for multi-generational living or guest accommodation.

Further benefits include driveway parking for two vehicles, double glazing throughout, CCTV security and useful external storage housing the boiler.

Offering character, versatility and exciting future potential in equal measure, this delightful village home presents a rare opportunity to enjoy peaceful country living while remaining well connected to the surrounding market towns and transport links.

Location:

Situated in the heart of the charming village of Norton Juxta Twycross, this home enjoys a peaceful rural setting surrounded by beautiful Leicestershire and Warwickshire countryside. Conveniently located just off the A444, the property offers excellent access to the wider road network, with the A5, M42 and M69 all within easy reach, making commuting straightforward.

The area is particularly well served by a choice of highly regarded schools, including Twycross House School, Dixie Grammar School and The Market Bosworth School, which has been recognised with an Outstanding Ofsted rating. Nearby Atherstone, Market Bosworth and Hinckley provide an excellent selection of independent shops, supermarkets, cafés, restaurants and everyday amenities.

Combining the charm and tranquillity of village life with superb connectivity and excellent educational opportunities, this is an exceptional setting for those seeking a country lifestyle without compromising on convenience.

Property Highlights:

- Charming detached home set in sought after village position
- Three well-proportioned bedrooms
- Spacious lounge with log-burning stove
- Character dining room with feature fireplace
- Bright conservatory overlooking the gardens
- Well-equipped kitchen with adjoining utility room and WC
- Generous wrap-around gardens with patio, greenhouse and brick-built BBQ
- Detached double garage with versatile first-floor office/annexe potential (STPP)
- Driveway providing off-road parking for two vehicles
- Freehold | EPC Rating E | Council Tax Band D



Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: D

Local Authority: Hinckley and Bosworth

EPC Rating: E

Property Construction: Standard, Brick & Tile

Electricity supply: Mains

Water supply: Mains

Drainage & Sewerage: Mains

Heating: Oil

Broadband: FTTC coverage currently available – we advise you to check with your provider.

Mobile signal/coverage: Some 5G coverage available – we advise you to check with your provider.

Parking: Garage parking, plus additional off road parking available

Total Internal Floor Area: 1199 sq ft

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Coventry, Nuneaton and Balsall Common

Website

For more information visit:

<https://www.fineandcountry.co.uk/coventry-nuneaton-and-balsall-common-estate-agents>

Opening Hours:

Monday to Friday

9.00 am – 5.30 pm

Saturday

9.00 am – 4.30 pm

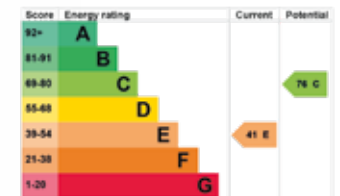
Sunday

By appointment only





Total: 1199 sq. Ft, 111 m2
 Ground Floor: 753 sq. Ft, 70 M2, First Floor: 446 sq. Ft, 41 m2
 Excluded Areas: Fireplace: 4 sq. Ft, 0 M2, Garage: 284 sq. Ft, 26 M2,
 Storage Above Garage: 284 sq. Ft, 26 M2, Walls: 186 sq. Ft, 20 m2
 Floor Plan Created By Markeb Media. Measurements Deemed Highly Reliable But Not Guaranteed.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Midlands Ltd.. Registered in England and Wales. Company Reg No.09929046. VAT Reg No: 232999961. Registered Office:5 Regent Street Rugby CV21 2PE. Printed

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