



Plot 8, The Arbury Orton Lane
Twycross
CV9 3HA



£695,950

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 and tiling, 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. The kitchens on the larger house will generally have silestone worktops and there will be fashionable high end bathrooms.



CONTACT

For more information or to book a viewing, please Contact Fox Country Properties on 01455 890898 or email: marketbosworth@foxcountryproperties.co.uk for more information.

LOCATION

Orton Park is located on the Western fringes of Twycross, a popular West Leicestershire village. The village itself has a thriving community with a popular restaurant, an independent florist and cafe. 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 ARBURY

Traditionally designed with a spacious interior, the 5 bedroom 2.5 storey Arbury is a perfect family home. An impressive entrance hall leads to the lounge, a stunning kitchen diner with utility to the rear, overlooks the rear

garden. A study/playroom and guest cloakroom complete the ground floor. To the first floor bedroom one with a dressing area and en-suite can be found alongside 2 further bedrooms and the family bathroom. To the second floor there is 2 bedrooms and a shower room. Outside there is a detached double garage, ample off road parking and an enclosed rear garden.

ROOM DIMENSIONS

GROUND FLOOR:

Living Room: 3450mm x 5050mm 11'3" x 16'7"

Dining/Kitchen: 3472mm x 9195mm 11'4" x 30'2"

Utility: 1790mm x 2290mm 5'10" x 7'6"

Study/Playroom: 3490mm x 2800mm 11'5" x 9'8"

FIRST FLOOR:

Master Bedroom: 3494mm x 3485mm 11'6" x 11'5"

Dressing: 2574mm x 1910mm 8'5" x 6'3"

Bedroom 2: 3253mm x 3337mm 10'8" x 10'11"

Bedroom 5: 3498mm x 2735mm max 11'6" x 8'11" max

SECOND FLOOR:

Bedroom 3: 3953mm x 3394mm 12'11" x 11'1"

Bedroom 4: 3953mm x 3394mm max 12'11" x 11'1" max

IMPORTANT NOTICE

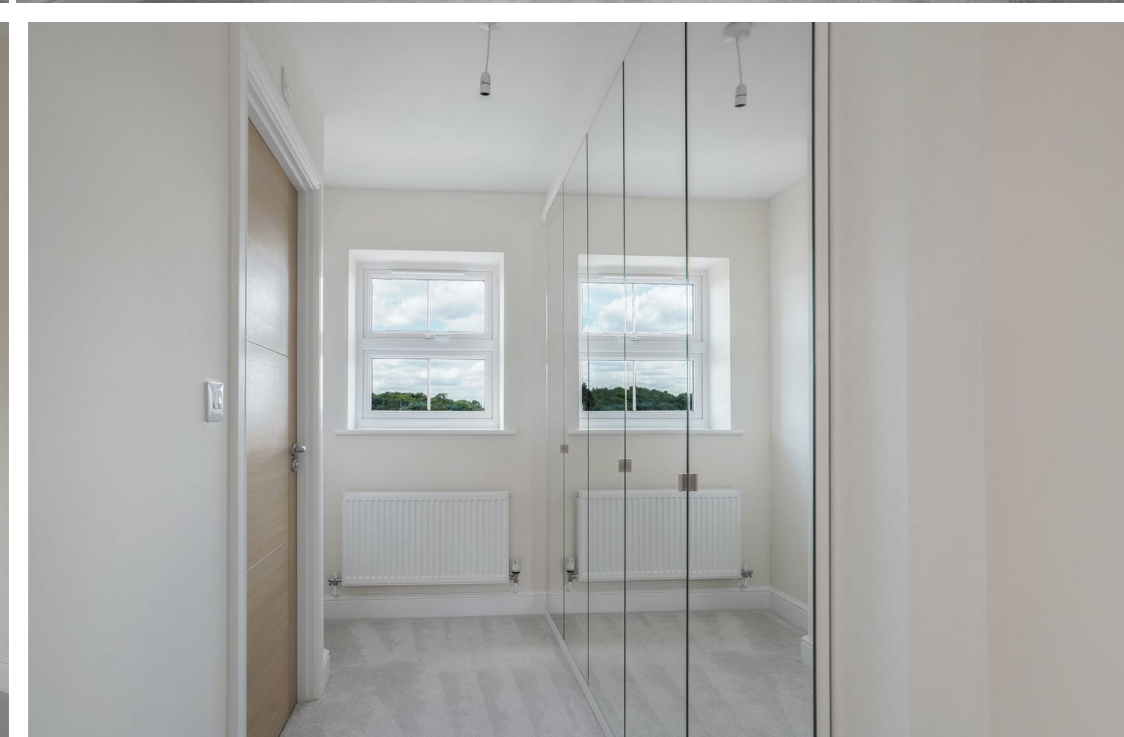
The internal photographs used are from Plot 3 The Arbury. The room dimensions have been provided by the developer and are extracted from the architects plans.

ANNUAL ESTATE CHARGE

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

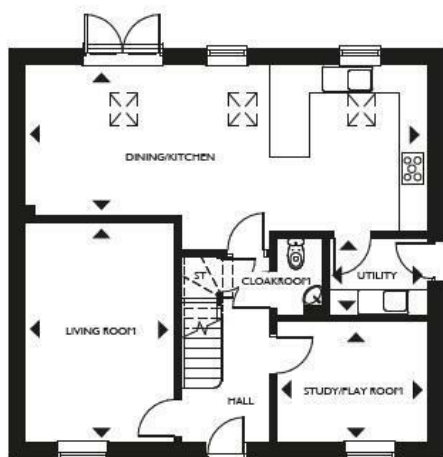






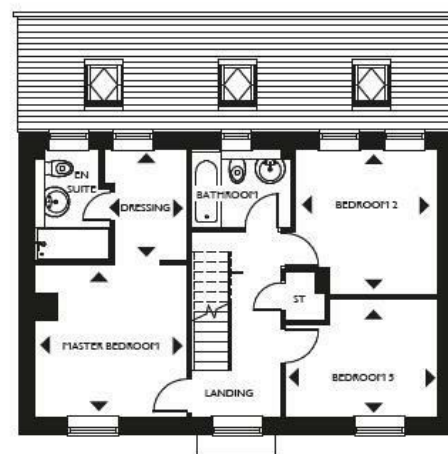






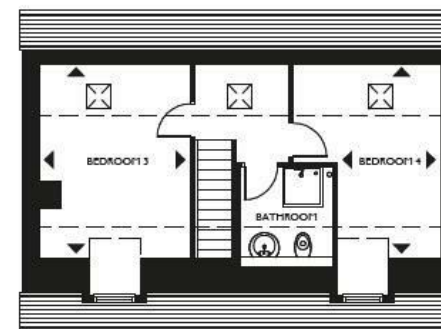
Ground floor

Living Room	3450mm x 5050mm	11'3" x 16'7"
Dining/Kitchen	3472mm x 9195mm	11'4" x 30'2"
Utility	1790mm x 2290mm	5'10" x 7'6"
Study/Playroom	3490mm x 2800mm	11'5" x 9'8"



First floor

Master Bedroom	3494mm x 3485mm	11'6" x 11'5"
Dressing	2574mm x 1910mm	8'5" x 6'3"
Bedroom 2	3253mm x 3337mm	10'8" x 10'11"
Bedroom 3	3498mm x 2735mm	11'6" x 8'11"



Second floor

Bedroom 3	3953mm x 3394mm	12'11" x 11'1"
Bedroom 4	3953mm x 3394mm	12'11" x 11'1"



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.



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.



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