



An attractive Georgian Family Home

Upton House, Main Road, Upton, Nr Market Bosworth, Warwickshire

Freehold



6 bedroom detached home set in 0.87 acres • 4 Bedrooms and 4 bathrooms to the main house • 5 ground floor reception rooms • Separate first floor one bedroom apartment • Separate two storey one bedroom annexe Independent first floor office space • Stunning countryside views to the front aspect • Well-manicured walled gardens and heated swimming pool • Off street parking and double garage

Location

Upton House sits within the picturesque village of Upton, Near Market Bosworth and dates back to the mid 1700's. Nuneaton train station lies approximately 6 miles to the south of the village and offers rail access to London Euston station in under an hour. There are two desirable independent schools nearby; Dixie Grammar in Market Bosworth (6 miles north of the property) and Twycross House in Twycross (5.5 miles north of Upton). There is a farm shop and café within the village of Upton, situated at the Sparkenhoe Farm, less than 200 yards from Upton House.

Nearby arterial routes, the A5 and A444 allow access to the M1, M6, M42 and M69 which provide excellent commuter links to Birmingham, Leicester and Coventry. Birmingham Airport is 23 miles from the property, with East Midlands Airport also just 24 miles to the north.

Description

Upton House is a double fronted Georgian residence occupying a delightful walled plot of 0.87 acres and enjoys stunning countryside views to the front of the property. The current owner occupiers have improved and updated the property during their occupation to create a family home that is sympathetic to its era. The main house holds four generous bedrooms, in

addition to a one bedroom first floor apartment, an office and a two storey, one bedroom annexe with its own garden area.

Ground Floor

Entry to the front of the property leads into a spacious entrance hall which features the original oak flooring, built in storage and half panelled walls, leading to the extent of the ground floor accommodation comprising;

A dual aspect study to the front elevation with a feature bay window, central fireplace and built in storage. Sitting room to the opposite side of the entrance hall displaying built in shelving, a fire place with marble surround and mantle, a front facing view and access to the conservatory.

An attractive, hand built Hammonds kitchen incorporating Farrow & Ball's bone coloured base and wall units with a central chefs island and corean work surfaces. There are high quality integrated appliances throughout the kitchen, to include a dishwasher, microwave, fridge, coffee machine, electric oven with a 4 burner induction hob and extractor above, an additional under counter fridge and a 2 stove Aga. A useful pantry off the kitchen leads down to the cellar, providing ample wine storage.





An impressive 34ft dining hall which is semi open plan to the kitchen featuring a full length roof lantern, a glazed well covering and access out to the garden to the side of the property. There is a utility room off the dining hall, fitted with additional base units, a secondary sink and plumbing for appliances. A separate WC and boot room are also accessible off the dining hall. A staircase ascends from an internal lobby off the dining area to a first floor office, fitted with eaves storage and velux windows.

A fully vaulted, dual aspect drawing room with exposed beams, a focal point fireplace with inset log burner and French doors leading out to the conservatory to the front aspect.

First floor

A split level staircase ascends from the entrance hall to the generous, dual aspect first floor landing and leads onto the bedroom accommodation at this level. There are two double bedrooms to the first floor, both of which are en suite with the principal suite also benefitting a dressing room and a secondary dressing area, also accessible off the landing.

Second floor

To the second floor there are two further en suite double bedrooms and a central living room, fitted with eaves storage. This second floor accommodation would ideally suit as a 'teenager' floor or bedroom accommodation for older children.

Apartment

The first floor apartment can be accessed externally via the stone staircase or via the internal staircase leading up to the first floor office from the dining room. The apartment itself is made up of a vaulted double bedroom with an en suite shower room and an open plan kitchen /lounge diner. The kitchen is fully equipped with the necessary appliances. The apartment is heated separately via LPG and has previously been used as accommodation for a house keeper and more recently has been let on a on an assured short term tenancy at £650pcm.

Annexe

The one bedroom, two storey annexe has been finished to a very high standard and comprises;

A well-proportioned kitchen diner with integrated Neff appliances and French doors out to the garden. A utility room and WC off the kitchen. A pleasant, dual aspect sitting room, featuring an electric fire with stone surround and mantle and French doors out to the south elevation. To the first floor there is a walk-through dressing room leading to the generous en suite double bedroom holding built in wardrobes and French doors out to a Juliette balcony.

The annexe enjoys a private garden which is predominantly laid to lawn with a hedge boundary, a flagstone patio off the kitchen and topiary planting.



Outside

The garden to the front aspect is laid to lawn with a walled boundary and mature shrubbery to the borders. To the side of the property there is a further lawned garden which is also walled and features a range of bedding areas with well-established trees and planting. The heated swimming pool (heat provided via the air source heat pump) sits to the rear of the property, accessible from the dining room and offers paved seating around the pool. There is a vegetable garden and compost area to the rear.

Ample off street parking is accessed off Main Road via the electric entry gates, in addition to a double garage with electrically operated doors and internal power and lighting.

Agents Note

There is an additional piece of land measuring 1.75 acres positioned directly opposite the property which is mostly paddock land with a small pond available via separate negotiation.

General Information

Tenure Freehold

Services Mains electricity, oil fired central heating, drainage and water are understood to be connected to the main house, whilst the heating to the ancillary accommodation is served by LPG gas.

The property also enjoys the benefit of superfast broadband.

Viewing Strictly by appointment with Savills.





Upton House, Nr Market Bosworth
Main House gross internal area = 4,700 sq ft / 437 sq m
Garage gross internal area = 291 sq ft / 27 sq m
Annexe gross internal area = 988 sq ft / 92 sq m
Flat gross internal area = 387 sq ft / 36 sq m
Storage & Pump Room gross internal area = 294 sq ft / 27 sq m



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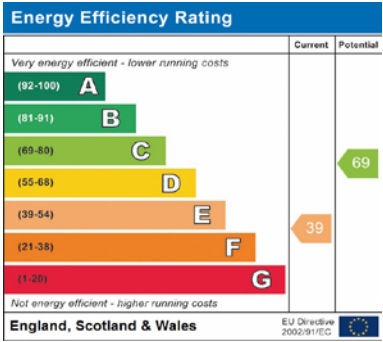
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