



A truly unique, architect designed family home

The Hideaway, 48B Barton Road, Market Bosworth, Nuneaton, Warwickshire

Freehold



Approaching 3300sq ft of accommodation • Designed by renowned Ritchie & Ritchie Architects • Luxury, high specification finish throughout • Set within a plot approaching ¼ of an acre • Superb open plan living area with sunken terrace off • Five double bedrooms, all with en suite bathrooms • Far reaching countryside views to the rear elevation • Off street parking and double garage EPC rating: B

Location

The Hideaway sits on the edge of the market town of Market Bosworth with access to a wealth of excellent local facilities, many of which are set around the delightful market square in the centre of this historic small town. The market town is strategically extremely well positioned with ready access to a wide range of regional centres and national transport hubs. The town sits within the area created by the M1, M42/ A42 and the M69 with connections to Leicester, Birmingham, Coventry and Nottingham. From Leicester, trains to London are in as little as 66 minutes.

Description

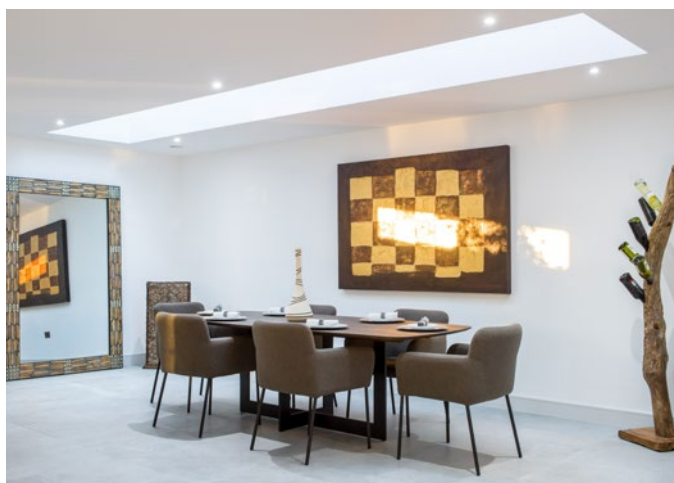
The Hideaway is a striking, architecturally unique family home, situated within the highly desirable market town of Market Bosworth and boasts an exceptionally high standard of finish through out to include Porcelenosa sanitary ware, Ceramic floor tiles and Neff appliances within the kitchen. The property sits mainly submerged in its quarter acre plot, blended sympathetically into its surroundings via design features such as the sedum roof and cedar cladding.

Ground Floor

Upon entry to the property there is a bright, spacious entrance hall which leads on to the two bedrooms at the level, both are of an adequate size to accommodate double beds and benefit doors out to the rear of the property. A central shower room is accessible off both bedrooms four and five and is fitted with a wall mounted WC, a vanity wash hand basin, a chrome heated towel rail and a large, walk-in shower enclosure. Integral access to the double garage is also granted off the entrance hall.

Lower Ground Floor

A prominent open tread staircase with glass balustrade leads from the ground floor to the lower level accommodation which comprises; a vast, impressive living kitchen area which is all open plan, with the kitchen incorporating a mixture of grey wall units and a mahogany island with breakfast bar seating. Neff appliances are fitted throughout the kitchen to include two electric ovens, a microwave oven, a coffee machine, an induction hob, dishwasher, a fridge and freezer, in addition to a CDA wine cooler within the island.





Two roof lights above the kitchen allow natural light to flood into this area.

Directly off the kitchen there is a pantry and a utility room, the latter is fitted with further base and wall storage, a secondary sink and holds plumbing for additional appliances.

There is a casual seating area adjacent to the kitchen, a dining area and a

More formal seating room to the front aspect, featuring full height sliding doors leading out to the sunken terrace.

Three bedrooms sit to the east elevation, all of which boast sliding doors to the sunken terrace, in addition to en suite bathrooms, with two of the three bedrooms also holding dressing rooms.

Outside

To the front aspect there is ample, off street parking via the block paved drive, in addition to the double garage with an electrically operated entry door, internal power and lighting.

The garden area is arranged over three levels with the hard landscaped upper tier being bound by glass balustrading and holds a patio seating area, with far reaching countryside views to the north aspect. Steps lead from the upper tier, down to a generous lawn, with a pergola seating platform to the corner.

The sunken terrace is accessible from the lower ground floor and presents a pleasant, walled seating area with external lighting and feature bedding planters.

Tenure

Freehold.

Services

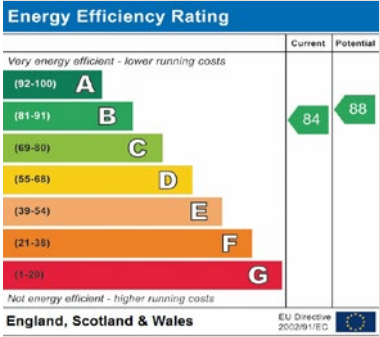
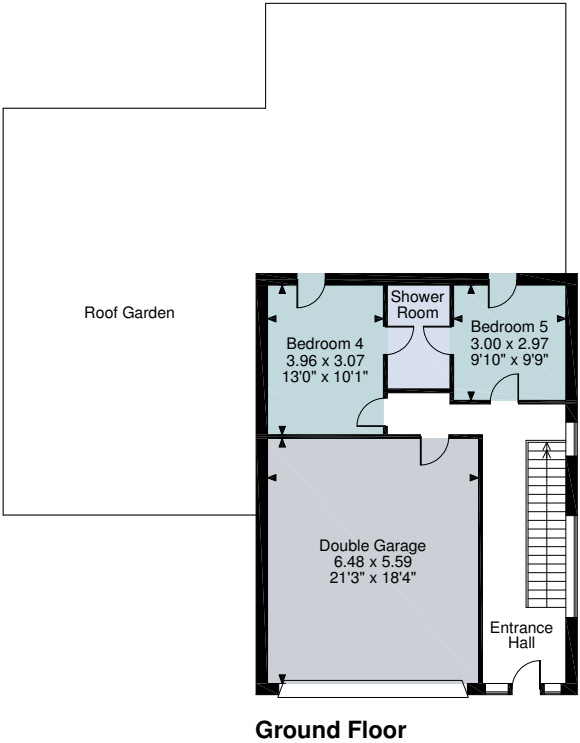
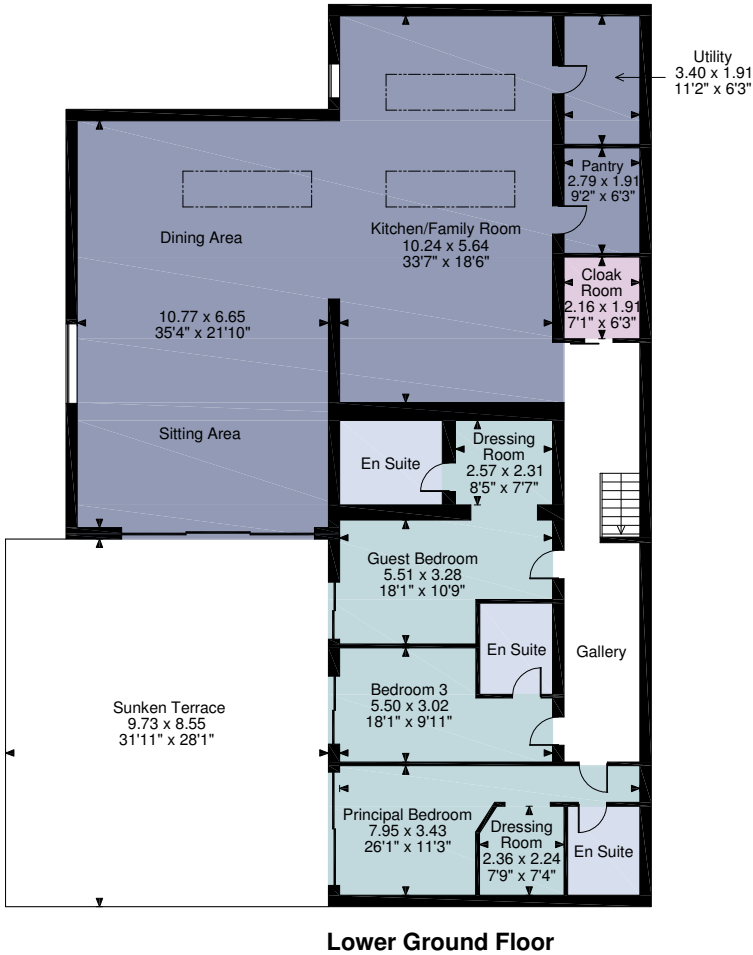
Mains electricity, gas fired central heating, drainage and water are understood to be connected to the property.

Viewing

Strictly by appointment with Savills.



Barton Road, Nuneaton
Main House gross internal area = 3,273 sq ft / 304 sq m
Garage gross internal area = 390 sq ft / 36 sq m
Total gross internal area = 3,663 sq ft / 340 sq m
Quoted Area Excludes 'External Courtyard'



For identification only. Not to scale. © 210106LB

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