



Cock Lane

Norton Juxta Twycross

- Stunning four bedroom family home
- Peaceful rural village setting
- Superb open-plan kitchen/family room
- Generous light-filled sitting room
- Main bedroom with Juliet balcony
- Three stylish en suite facilities
- Landscaped garden with wrap-around raised patio
- Useful powered timber cabin with studio potential
- EPC Rating C / Council Tax Band G / Freehold

A stunning and immaculately presented four bedroom family home, enviably positioned within the peaceful rural village of Norton Juxta Twycross and enjoying a stunning setting bordering open countryside. Offering over 3,000 square feet of beautifully appointed accommodation, an integral double garage and a superb degree of flexibility, this impressive home combines generous proportions with stylish contemporary living.

At the heart of the property is the exceptional open-plan kitchen/family room, designed as a sociable hub with a central island, integrated appliances, extensive storage and space for both dining and informal seating. Bifold doors provide a seamless connection to the garden and frame spectacular views across the surrounding countryside, whilst further reception spaces include a generous sitting room and versatile snug/study and a gym.

Outside, the property enjoys an extensive block-paved driveway, integral double garage and a landscaped rear garden with raised patio, artificial lawn and a useful powered timber cabin, all enjoying a peaceful rural outlook. Norton Juxta Twycross offers a delightful village setting whilst remaining well placed for Market Bosworth, Ashby-de-la-Zouch and wider transport links via the A444, A5 and M42.





Accommodation:

A welcoming entrance hall doubles up as a formal dining space, with an impressive galleried staircase and illuminated bespoke fitted display shelving, immediately setting the tone for this beautifully appointed home. A generous sitting room, centred around an inset wood-burning stove, offers a comfortable space for relaxing and entertaining, with bifold doors providing a direct connection to the rear garden. At the heart of the home is the impressive open-plan kitchen/family room combining a contemporary fitted kitchen with a central island, a variety of integrated appliances and extensive preparation and storage space. There is ample room for both dining and informal seating, with the family area incorporating an inset wood-burning stove, creating a sociable environment perfectly suited to modern family life. Bifold doors frame the spectacular views across the rear garden and open countryside beyond.

The property benefits from a superb degree of flexibility, with a separate snug/study and a gym providing an ideal home-working environment or additional reception space. There is also a useful utility room and guest cloakroom, as well as internal access through to the double garage.

The first floor continues to impress, with the spacious main bedroom spanning the width of the property and incorporating a fully fitted dressing area and a beautifully appointed en suite shower room with dual sinks. A Juliet balcony allows for uninterrupted views over the surrounding countryside. The second bedroom also benefits from a dressing area, a stylish en suite and fitted wardrobes. Two further bedrooms, also with fitted cabinetry, are serviced by a modern family bathroom.

Gardens and land:

An extensive block-paved driveway provides off-road parking for multiple vehicles and access to the integral double garage with automated doors. To the rear is a wrap-around raised patio, directly linked to the kitchen and sitting room via bifold doors, making it the perfect space for entertaining whilst enjoying the peaceful rural setting and countryside views.

The garden is enclosed by established hedgerow and a low brick wall with railings overlooking the views. The remainder is mainly laid with artificial lawn, and a useful timber cabin with power connected provides potential use as a studio/gym/office area.

Location:

Norton Juxta Twycross is a peaceful rural village surrounded by beautiful open countryside, yet ideally placed for everyday amenities and commuting. Popular local destinations for families include Gopsall Farm Pub, Turpins, The Dreamy Cow, Twycross Zoo and Conkers, all within easy reach, providing an excellent choice of dining, leisure and family activities. The property is also well placed for independent schooling options, with Twycross House School and Dixie Grammar nearby.

The A444 provides easy access to the A5 and M42 Junction 11, approximately four miles away, offering excellent connections towards Birmingham and the wider Midlands. Market Bosworth, Measham and Ashby-de-la-Zouch are also readily accessible, whilst Tamworth and Nuneaton provide further amenities and mainline rail services.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band G.







Alexanders

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Services:
The property is connected to mains electricity, water, and drainage.

Heating is provided by an oil-fired central heating system.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

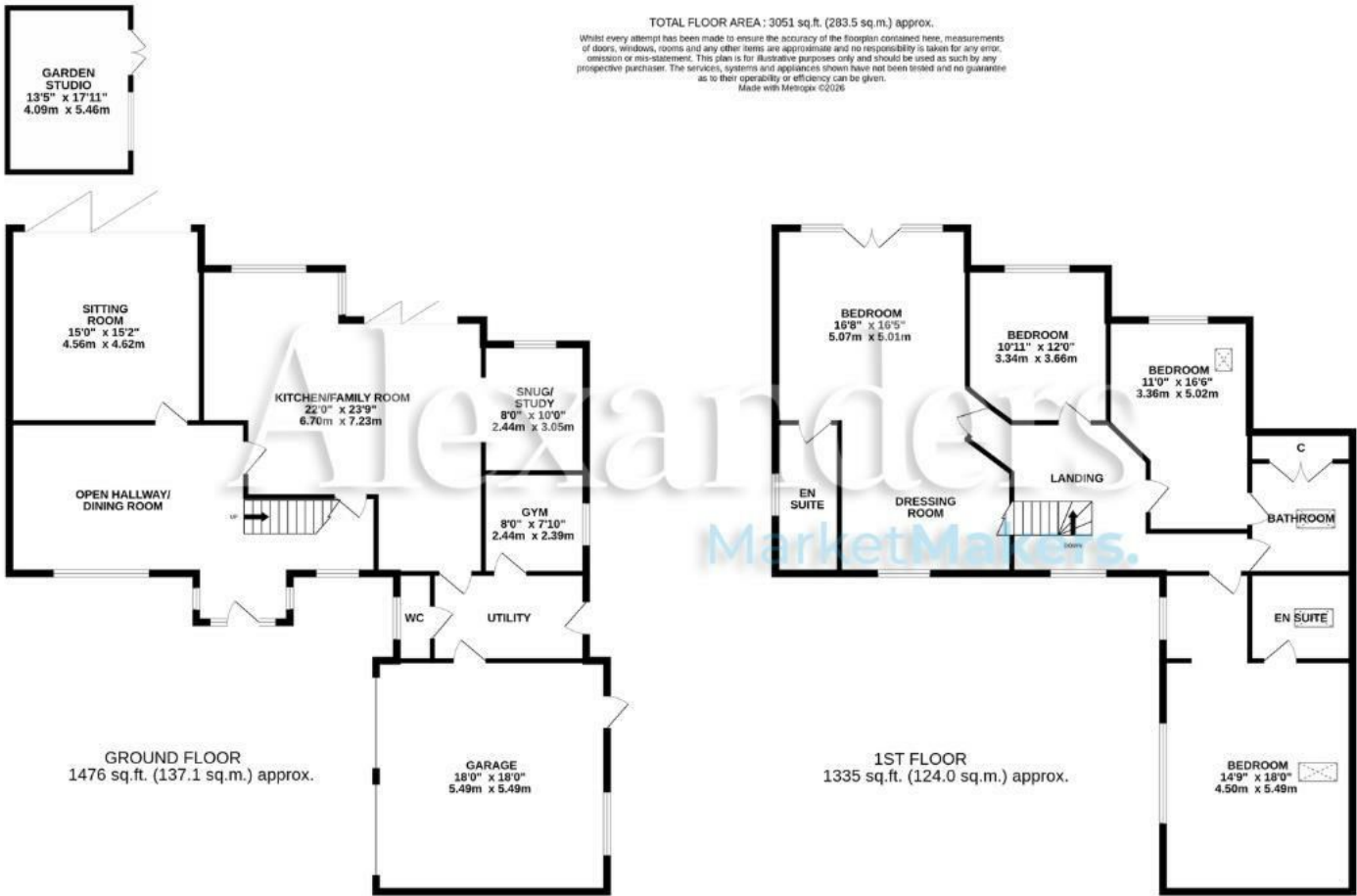
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		



