



Yew Tree House, 2 Manor View, Sibson, CV13 6LF

Set on a private cul de sac in the sought after village of Sibson is Yew Tree House, an elegant executive detached home benefitting from a high quality finish throughout, four spacious double bedrooms and a generous 0.3 acre landscaped plot enjoying countryside views. Built by the reputable bespoke builder Springbourne Homes, this impressive family residence showcases immaculately presented and recently upgraded accommodation ideal to suit a growing family. Yew Tree House enjoys a premier setting on Manor View, a private lane tucked away in the heart of this charming village, and lies on a superb plot of approximately 0.3 acre including landscaped gardens, a double garage with ample parking and a private wooded copse.

The oversized interiors comprise briefly reception hall, lounge with inglenook fireplace, two further reception rooms, upgraded breakfast kitchen, utility and cloakroom to the ground floor, with a grand staircase rising to the first floor landing. The master, second and third bedrooms all benefit from private en suite facilities, with a family bathroom servicing the fourth double bedroom. Outside, Yew Tree House sits on a generous and secluded plot having gardens, a generous driveway and a detached double garage to the front, having a pleasant outlook over a protected copse which is also owned by the property. To the rear, the secluded gardens enjoy plenty of sunlight and have been landscaped to an exceptional standard

by the current vendors to create a large lawn and various areas for outdoor entertaining. Yew Tree House is serviced by mains gas central heating, mains drainage and full double glazing.

Sibson is an upmarket and desirable village made up of character cottages and rural homes bordered by idyllic farmland and countryside. The village is home to a thriving community and amenities including a doctors surgery and dispensary, a village hall and the historic The Cock Inn which is reportedly one of the oldest pubs in England, dating back to 1700s where it played host to the infamous highwayman Dick Turpin. Just a few minutes' drive away is Bosworth Hall, a stunning

stately property which is home to a spa, gym and hotel, and highly regarded eateries and pubs including San Giovanni and The Millers are also within easy reach. The village lies 3.5 miles from popular Market Bosworth where there are an array of convenience amenities including shops, pubs and restaurants centred around the idyllic market square and the area hold an excellent reputation for Independent schools include Dixie Grammar, Twycross House and Repton. The location also provides convenient access to the M69, M42, M6 and M1, and rail links from Tamworth and Nuneaton provide regular travel to London, Leicester, Birmingham, Nottingham and Derby.



- Executive Detached Village Residence
- Secluded Position on Private Drive
- Spacious & Immaculate Interiors
- Spacious Lounge with Inglenook
- Dining Room & Study/Snug
- Upgraded Breakfast Kitchen
- Utility & Cloakroom
- Four Excellent Double Bedrooms
- Three En Suites & Family Bathroom
- Parking & Private Wooded Copse
- Detached Double Garage
- Landscaped Gardens
- Idyllic Rural Setting with Views
- Well Placed for Commuter Routes, Rail Travel & International Airports

Reception Hall

The front door gives entrance to this spacious hallway, having a window to the rear aspect, staircase rising to the first floor accommodation and double doors opening into:

Sitting Room 6.3 x 4.45m max (approx 20'8 x 14'7 max)

This beautifully presented reception room features a light and airy dual aspect with windows to the front and twin sets of French doors out to the gardens. The focal point of this room is an impressive inglenook fireplace housing a wood burning stove

Steps lead down from the **Reception Hall** to the lower level where further doors open into a useful storage cupboard and into:

Dining Room 4.9m x 3.66m (approx 16'1 x 12'0)
Another spacious reception room having windows to two aspects

Study/ Snug 3.45 x 3.35m (approx 11'4 x 11'0)
A useful and versatile space ideal as a home office or playroom, having window to the front aspect

Breakfast Kitchen 4.9 x 4.9m (approx 16'1 x 16'1)
Having been recently upgraded, the kitchen comprises a range of painted wall and base units housing wood effect worktops over, housing a ceramic inset sink with side drainer and a range of integral appliances including dishwasher, fridge, double oven, microwave and gas hob with extractor hood above. Windows to three sides overlook the gardens, tiled flooring extends throughout and a newly installed island unit with solid oak block design worktop providing further workspace and ample breakfast bar, including under island five cupboard storage units. A door opens into:

Utility Room 2.74 x 2.62m (approx 9'0 x 8'7)
With fitted wall and base units housing spaces for a washing machine tumble dryer and further appliance. A door opens out to the rear garden and the utility has tiled flooring and houses the wall mounted Vaillant boiler

Cloakroom 1.93 x 1.91m (approx 6'4 x 6'3)
Fitted with pedestal wash basin and WC





Stairs rise to the first floor **Part Galleried Landing**, where doors open into:

Master Bedroom 5.72 x 4.45m (approx. 18'9 x 14'7)
An impressive principal bedroom suite having windows to the front and rear aspects and a range of fitted bedroom furniture including wardrobes, cupboards and a dressing table, with feature accented lighting and mirrors. A door opens into:

En Suite 1.88 x 1.55m (approx. 6'2 x 5'1)
Fitted with a white suite having pedestal wash basin, WC and shower cubicle, with tiled splash backs, tiled flooring and half tiling to walls

Bedroom Two 5.26 max x 4.88m (approx. 17'3 max x 16'0)
Another spacious bedroom suite having dual aspect windows (one with window seat below) enjoying an idyllic rural outlook and a range of fitted wardrobes, drawers and a dressing table. A door opens into:

En Suite 3.25 x 1.73m (approx. 10'8 x 5'8)
Comprising pedestal wash basin, WC and bathtub, with tiled flooring, half tiling to walls, an obscured window to the side and door into a dual sided **Airing Cupboard**

Bedroom Three 3.66 x 3.43m (approx. 12'0 x 11'3)
With dual aspect windows and private use of:

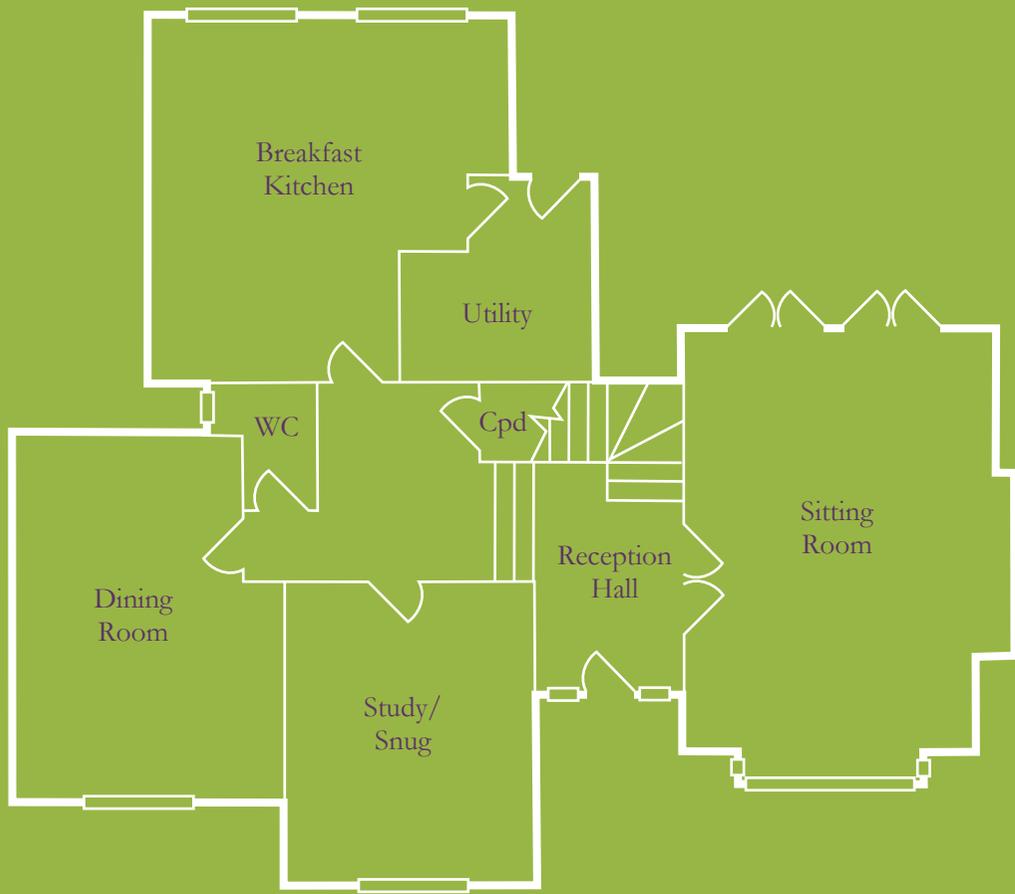
En Suite 2.49 x 1.32m (approx. 8'2 x 4'4)
Having pedestal wash basin, WC and double shower, with tiled flooring and tiled walls

Bedroom Four 3.43 x 3.35m (approx. 11'3 x 11'0)
A fourth double bedroom having a window to the front and fitted furniture including wardrobes and drawers

Bathroom 2.87x 2.44m (approx. 9'5 x 8'0)
Fitted with a quality Heritage suite consisting of pedestal wash basin, WC, corner bathtub and separate shower cubicle, with tiled flooring and half tiling to walls









Outside

Manor View is a secluded private lane set in the heart of this tranquil village. Lined with mature protected foliage and trees, a sweeping private drive leads into the development where the property enjoys a most picturesque outlook over a wooded copse which belongs to the property. The double width driveway provides parking and access into the **Double Garage** 5.74 x 5.49m (approx. 18'10 x 18'0), and beautifully tended foregardens are laid to shaped lawns and neatly stocked borders. Gated access leads into the rear garden

Landscaped Gardens

The current vendors have recently landscaped the rear garden to a superb standard, having terraces providing a selection of outdoor seating and entertaining area, a spacious lawn and traditional railings enclosing the lawns. A terrace to one side overlooks rural views to the rear aspect and mature trees and foliage provide plenty of screening to all sides. There is a water point to the rear, exterior lighting to the front and rear aspects and a number of exterior power points throughout the gardens



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.