

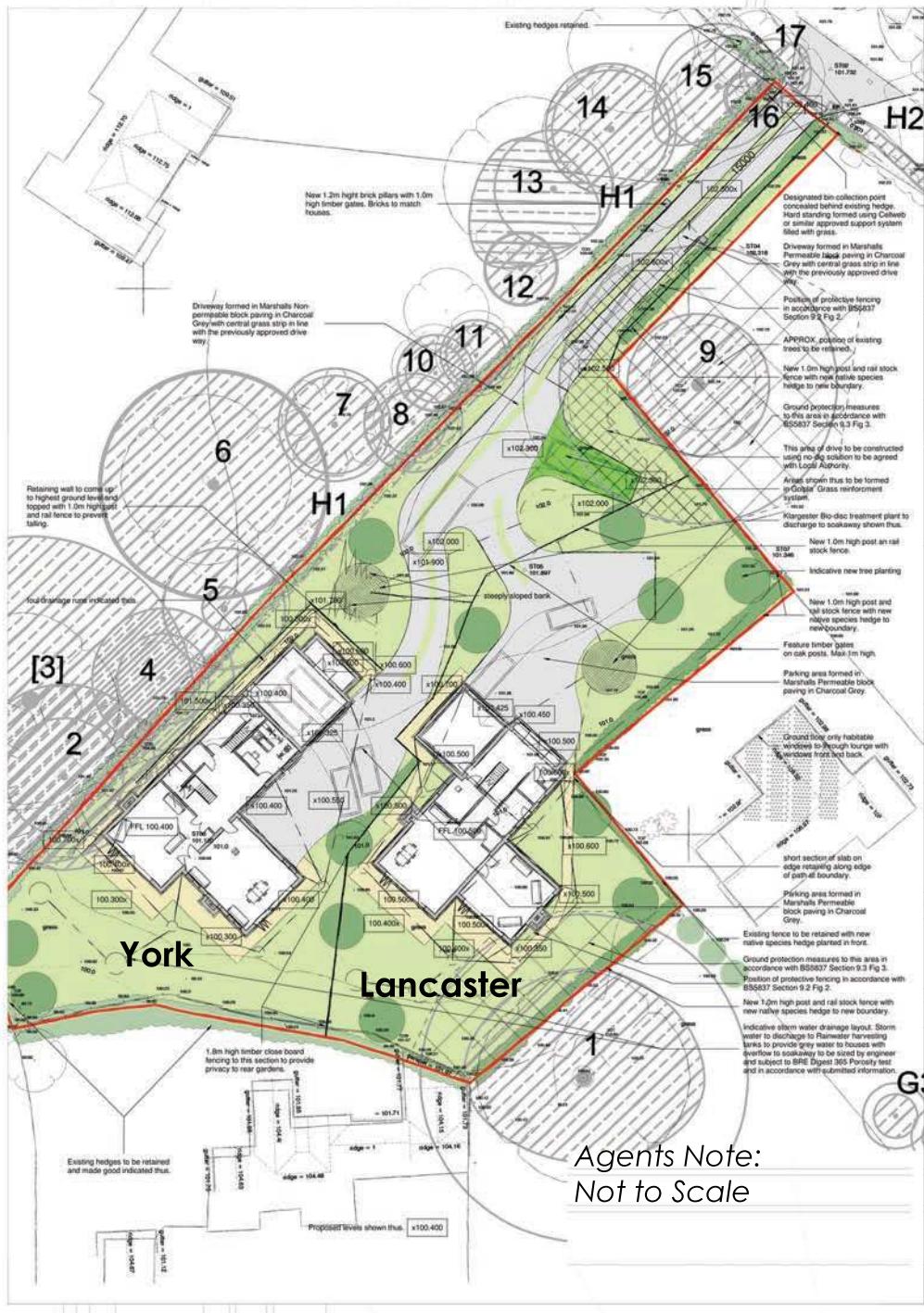


The Green, Orton on the Hill, Atherstone, CV9 3NG
'5 Bed Detached New-Builds' The York & The Lancaster'

FINE & COUNTRY

ORTON ON THE HILL

The York & The Lancaster



**The Green, Orton on the Hill
Atherstone, Warwickshire CV9 3NG**

Nestled on the borders of Warwickshire and Leicestershire the village of Orton on the Hill is truly an area of outstanding natural beauty and very much an area for conservation.

But a stone's throw from the famous battle-grounds of Bosworth and close to Tycross Zoo, Orton on the Hill is secluded... yet easily accessible.

Just down the lane from the village Church, tucked behind the Manor House, a busy team of exceptional artisans are creating 2 individually-designed homes.”

Individually Built

The artisans are using materials chosen with an eye to the architectural heritage of the area, focused conservation considerations but also creating a contemporary and modern twist.

The York and The Lancaster are both luxury properties, offering a vast amount of free-flow living space and both sit on generous plots, larger than normal for new build with both plots exceeding 1/4 acre.

Design

Glass is a significant feature in the design with large windows to create bright modern living, contemporary cladding and slate roofs complement the brick and render facades, creating a fresh take on a traditional family home. These unique homes were architecturally-designed specifically for the Orton Field site.

Both are built in a contemporary style and both The York & The Lancaster has its own character with each offering unique benefits.

The York & The Lancaster

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The York (circa 4,500 sq/ft) & The Lancaster (circa 3,900 sq/ft) will be finished and ready to occupy at the end of Summer 2021 so the 'early bird' will also have the advantage to make the York or the Lancaster truly their own.

With the offer to personalise their new home with a wide range of kitchen furniture, tiling, work surfaces, floor coverings and decoration, assuming a commitment is made to purchase, at the early stages of construction.







Notes:

MAJOR TOWNS / CITIES

Atherstone	5.6 miles	10 minutes
Tamworth	7.6 miles	16 minutes
Nuneaton	11.3 miles	20 minutes
Hinckley	13.6 miles	24 minutes
Burton	15.0 miles	31 minutes
Coventry	21.4 miles	40 minutes
Leicester	27.5 miles	45 minutes
Birmingham	28.1 miles	40 minutes

NEAREST MAINLINE RAILWAY STATIONS

Tamworth	7.6 miles	17 minutes
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There are an average of 20 trains per day on weekdays from Tamworth to Euston. The average travel time between Tamworth and London Euston is 1 hour 35 minutes

Nuneaton	11.3 miles	20 minutes
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There are an average of 14 trains per day on weekdays from Nuneaton to London Euston. The fastest train travel time between Nuneaton and London Euston is 1 hour 1 minute.

AIRPORTS

East Midlands	20.8 miles	27 minutes
Birmingham	22.3 miles	33 minutes

DISTANCES TO MAJOR ROADS / MOTORWAY JUNCTIONS

M42 Junction 11	4.7 miles	9 minutes
A5 at Fenny Drayton	8.0 miles	13 minutes
M69 Junction 1 A5	15.1 miles	26 minutes
M6 Junction 2 M69	14.0 miles	25 minutes
M1 Junction 18	27.0 miles	44 minutes
M1 Junction 23A	20.0 miles	28 minutes

SITES OF INTEREST

Twycross Zoo	2.5 miles	7 minutes
Battlefield Centre	8.0 miles	17 minutes

MAJOR SUPERMARKETS WITHIN 25 MINUTES TRAVEL TIME

Tamworth	16 minutes	Sainsburys, Tesco, Asda, Aldi, Lidl.
Nuneaton	20 minutes	Sainsburys, Tesco, Asda, Aldi.
Hinckley	25 minutes	Sainsburys, Tesco, Asda, Morrisons, Aldi, Lidl.

LOCAL GOLF CLUBS

Atherstone	7.0 miles	15 minutes
Nuneaton	13.2 miles	25 minutes
Hinckley	14.7 miles	28 minutes
Burton	15.4 miles	32 minutes
Kirby Muxloe	16.2 miles	29 minutes
Markfield	17.0 miles	32 minutes

INTERNATIONAL GOLF CLUB

The Belfry – International 14.7 miles 25 minutes

LOCAL PRIVATE SCHOOL EDUCATION

Twycross House School – Twycross	2.2 miles	www.twycrosshouseschool.org.uk
Dixie Grammar School – Market Bosworth	7.3 miles	www.dixie.org.uk







THE
LANCASTER





entrance elevation



driveway elevation



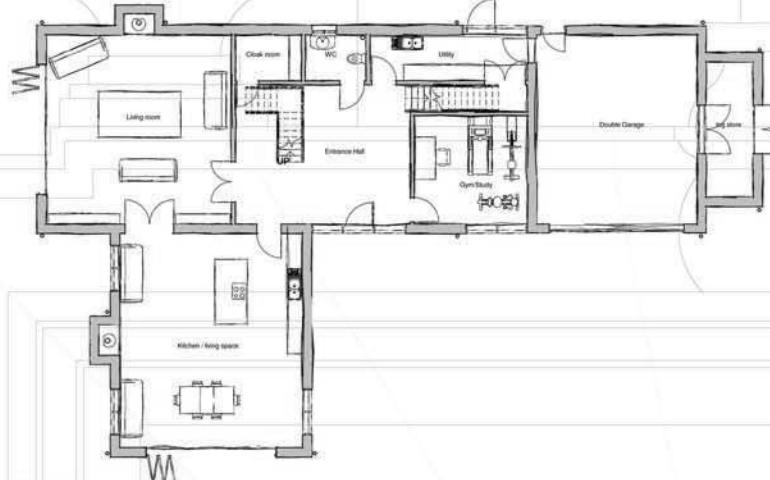
rear elevation



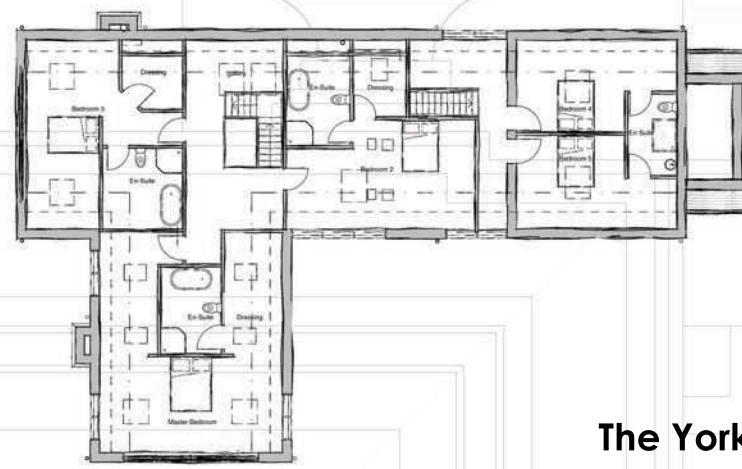
garden elevation



3D Views



ground floor plan



first floor plan

The York



3D views



ground floor plan



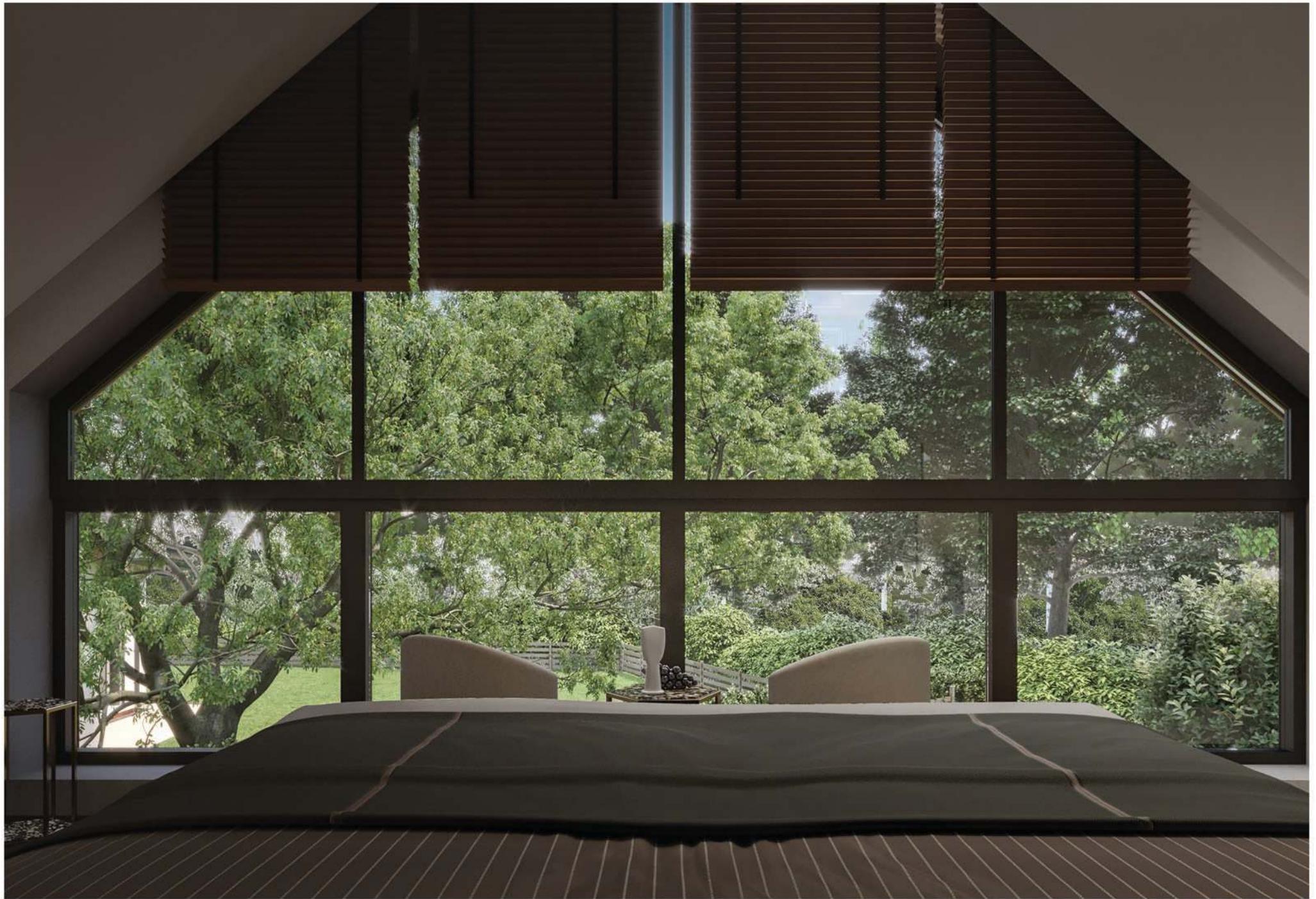
first floor plan

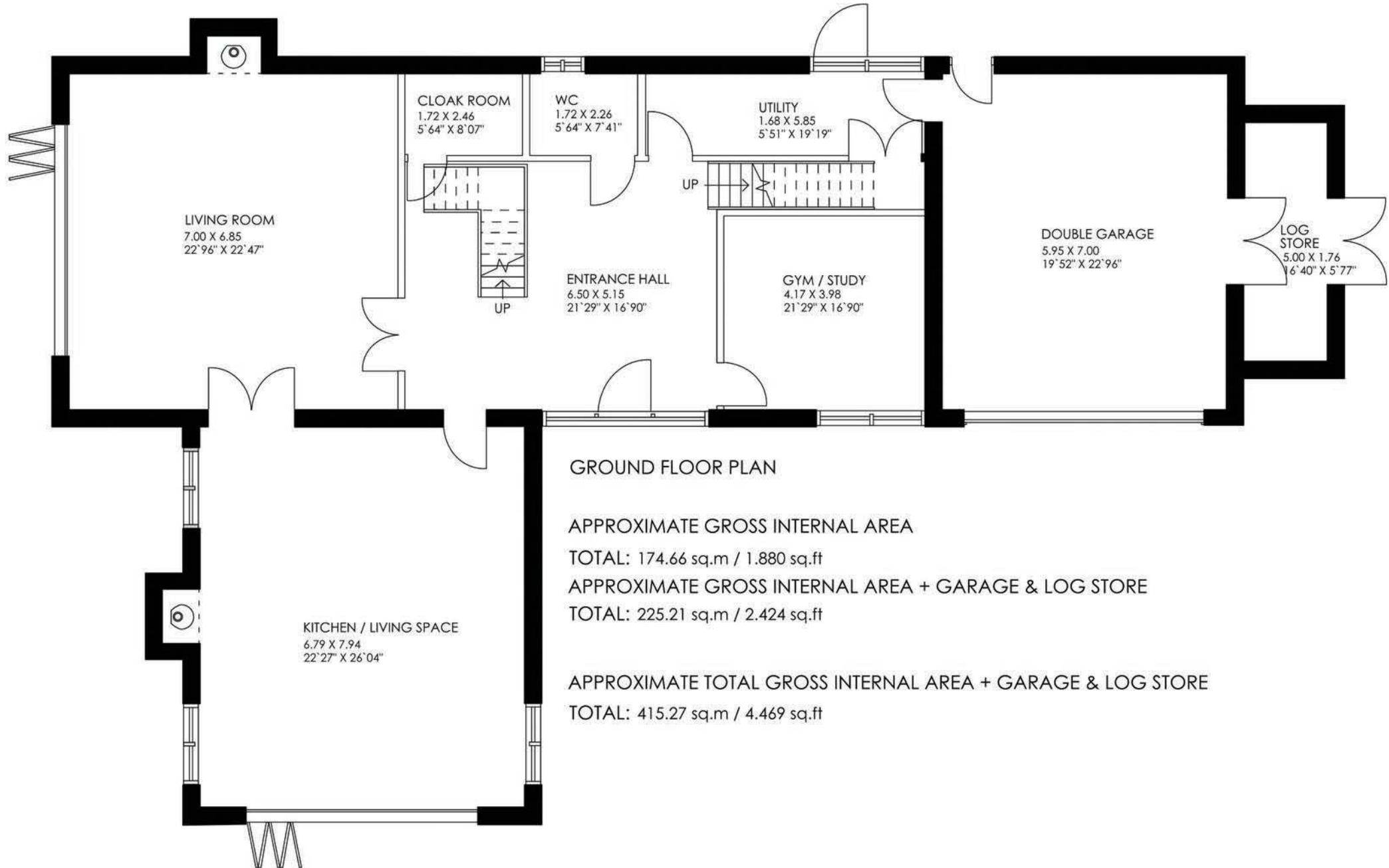
The Lancaster





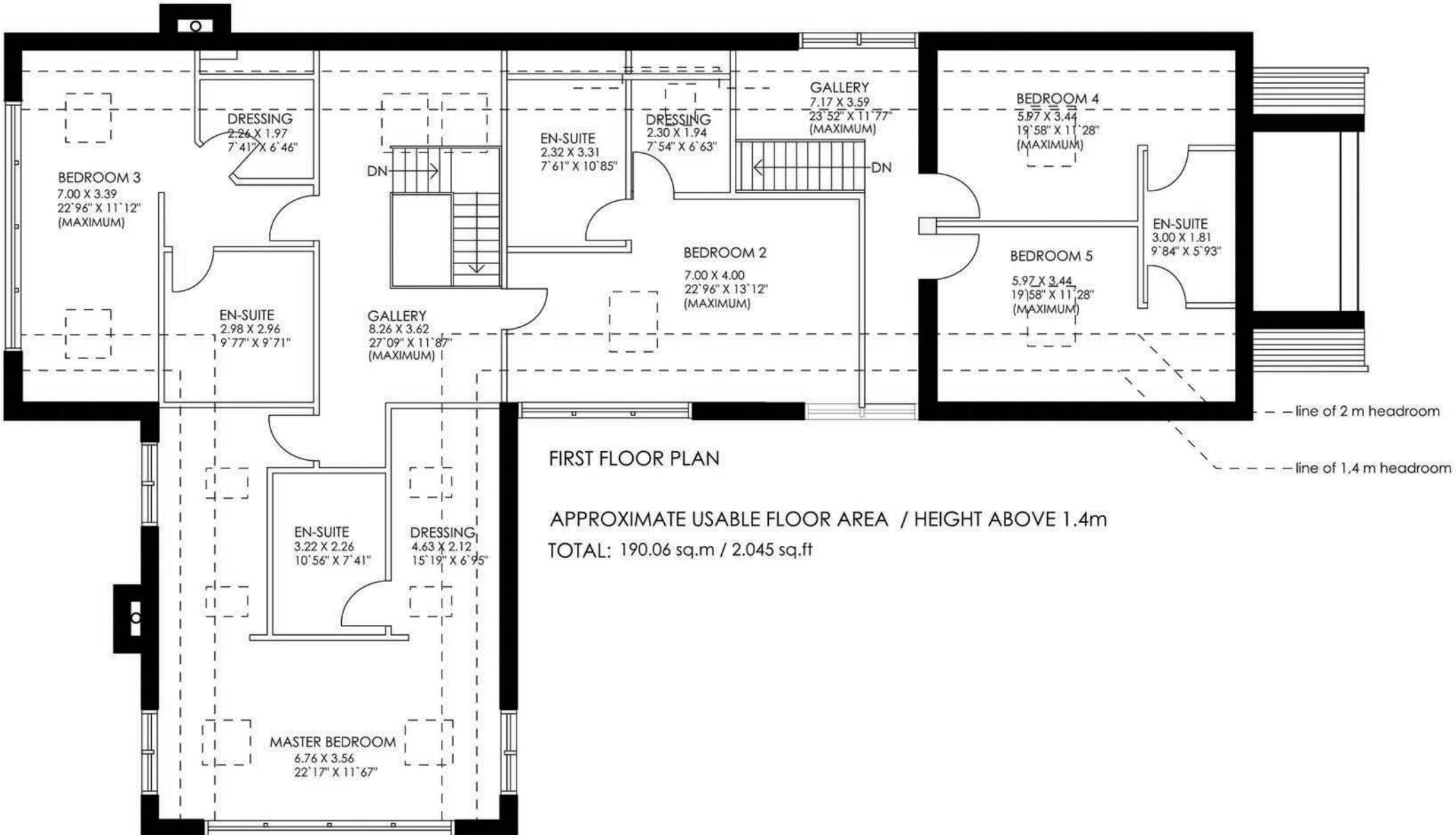






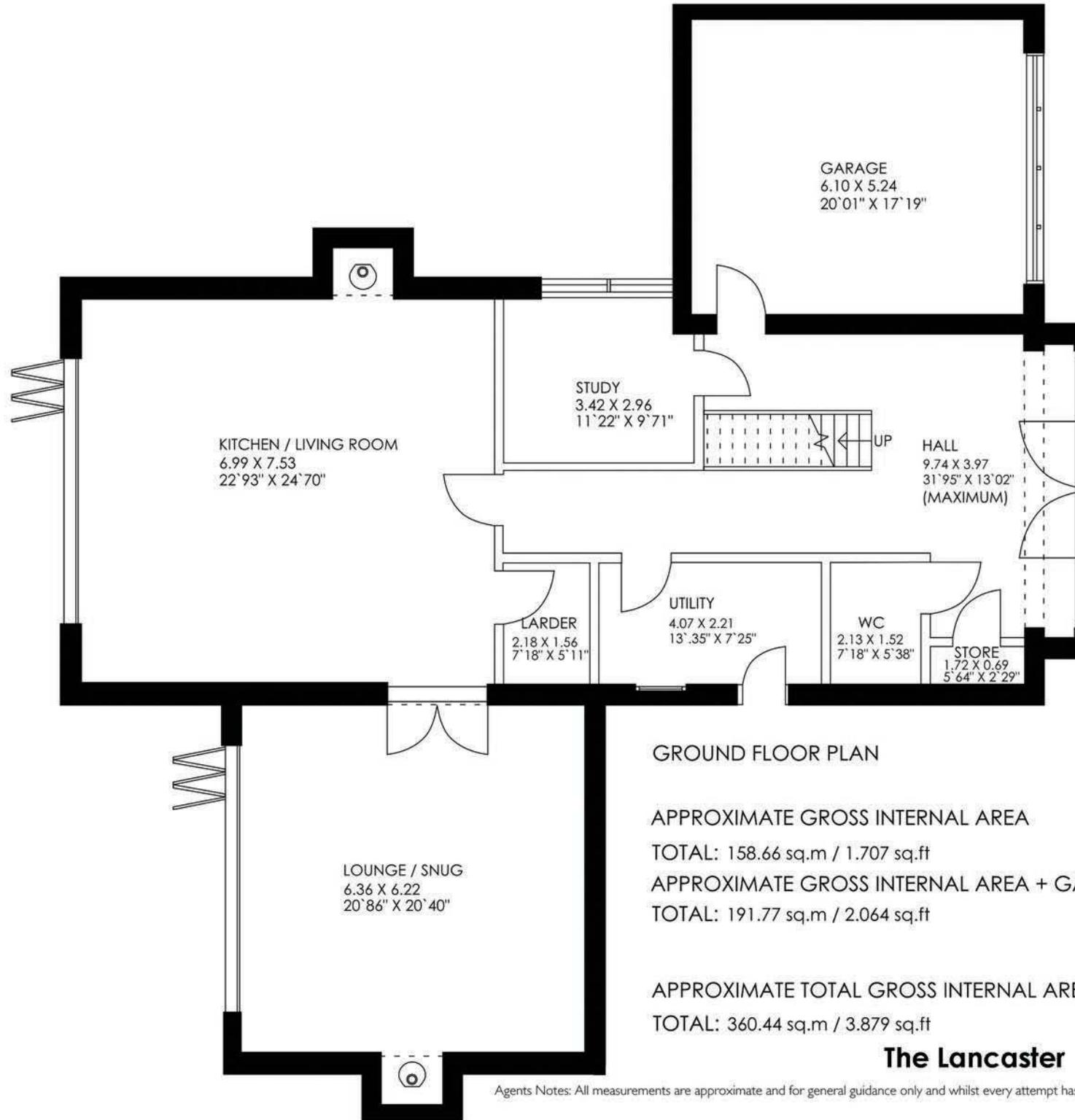
The York

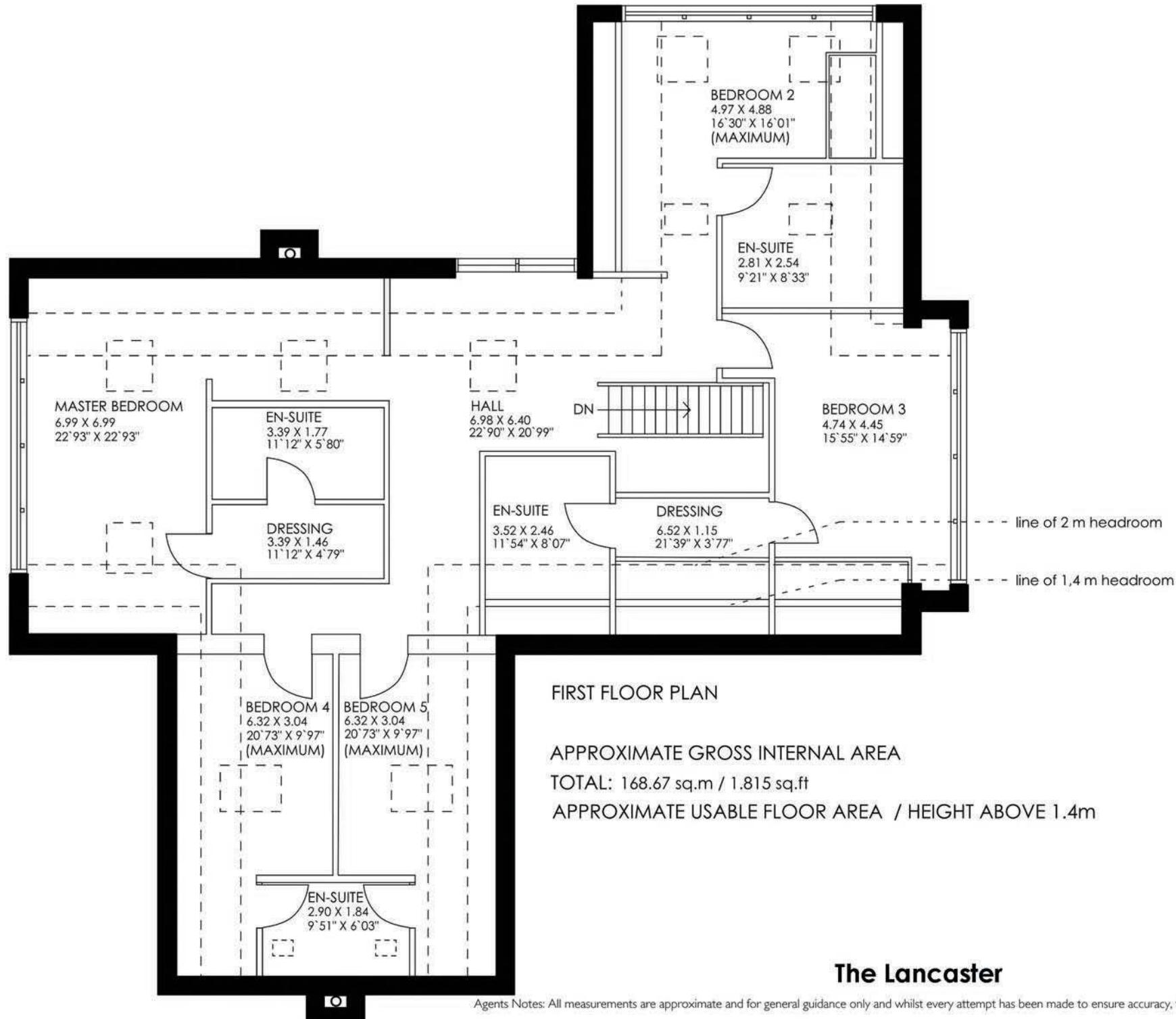
Agents Notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.



The York

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*Over 3 Decades in the property industry;
Designing, developing, selling, consultation and
private client acquisitions in both residential and
commercial markets, has been our immense pleasure.*

*Significantly, particularly in the UK, we visit potential
homes and country estates for buyers, 'negotiate the
purchase' and chaperone the buying/selling journey to
successful conclusion.*

*As a complete concierge service, appointing Selling
Agents, Letting Agents, Negotiating Purchases,
organising Removals, House Hunting, Property
Presentation etc. Our fee structure is usually covered by
the return on investment ensuring the best possible
outcome for our clients.*

Strategies & Plans

*Every customer is unique. Maybe the best possible return
on investment or an need for speed of sale or a delicate
liaison following circumstances such as probate. That's
why we customise every one of our plans to fit your
needs exactly. Whether it's a small strategy such as
testing interest through 'Off Market' networking or a
comprehensive effort, we'll sit down with you, listen to
your requests and prepare a customised plan.*

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A handwritten signature in black ink that reads 'Simon Hawkesley'.



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