



MEADOW HOUSE

HUSBANDS BOSWORTH, LEICESTERSHIRE

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Meadow House

Leicester Road, Husbands Bosworth
Leicestershire LE17 6NW

GUIDE PRICE: £1,150,000

A fantastic and beautifully appointed, detached home boasting spacious accommodation, stunning bathroom suites and glorious south facing views over its own land of approximately six acres including three paddocks and formal grounds.

Entrance hall | sitting room | family room | study | gym | living kitchen | utility room | cloakroom | four bedrooms | three en-suites | sweeping gravelled driveway | approximately six acres of grounds in total | double garage | double car port | planning permission granted to extend over garage | EPC-D

LOCATION

Meadow House is positioned about a mile north of Husbands Bosworth, a thriving, attractive village with many interesting period properties. The village offers a well-regarded primary school, general store, post office, parish church and public house.

The area is popular with buyers wanting ready access to Market Harborough, Leicester and Lutterworth, excellent communications both via rail from Market Harborough (London St. Pancras in just over an hour) and Rugby and Junction 20 of the M1 at Lutterworth. Leicester City Centre is some twelve miles distant, offering a wide range of amenities and professional quarters.

ACCOMMODATION

An oak framed porch leads to a reception hallway with a downstairs shower room and large store cupboard. There is a door to the double garage and a further door leading to a

utility room with a boiler room off. The living kitchen has French doors to the formal grounds with stunning views over its own land, fitted kitchen with an Aga and island unit, matching dresser, oak preparation surfaces, built-in appliances, a Belfast sink and tiled flooring. The principal sitting room again enjoys French doors onto the gardens with a contemporary log burner, slate wall surround, and solid oak flooring; this room has access to the rear lobby with a staircase to the first floor and French doors leading to the family room with windows to the rear elevation. Off the lobby is a further downstairs cloakroom and cloaks cupboard, office which leads to a gym with French doors. A return staircase leads to the oak floored landing and three double bedrooms off, two with balconies providing glorious views, two en-suites, one acting as a Jack and Jill and one with dressing area. A second staircase between the utility room and kitchen leads to a spacious master suite with a balcony and stunning four piece bathroom.

OUTSIDE

The property is positioned off a slip road and is accessed via twin electrically operated wrought iron gates, screened by a tall beech tree hedge. The sweeping gravelled driveway gives access to paddock land, an area thought suitable to erect stables if desired and access to a double car port and double garage and the front of the property. The grounds extend to approximately six acres in total which includes beautiful manicured grounds and some stunning topiary, three ring and fence paddocks, all with five-bar gates either leading to one another or to the gravelled driveway. The rear of the property sits south-west, and enjoys an extremely sunny aspect and some beautiful sunsets.



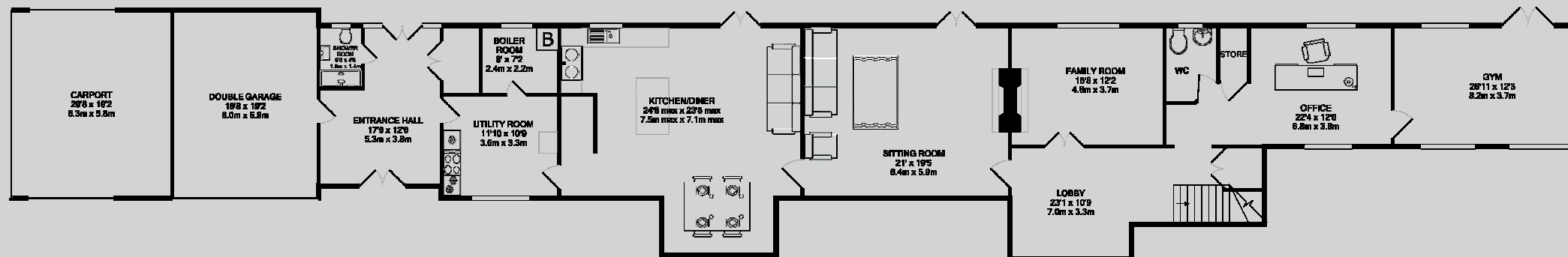
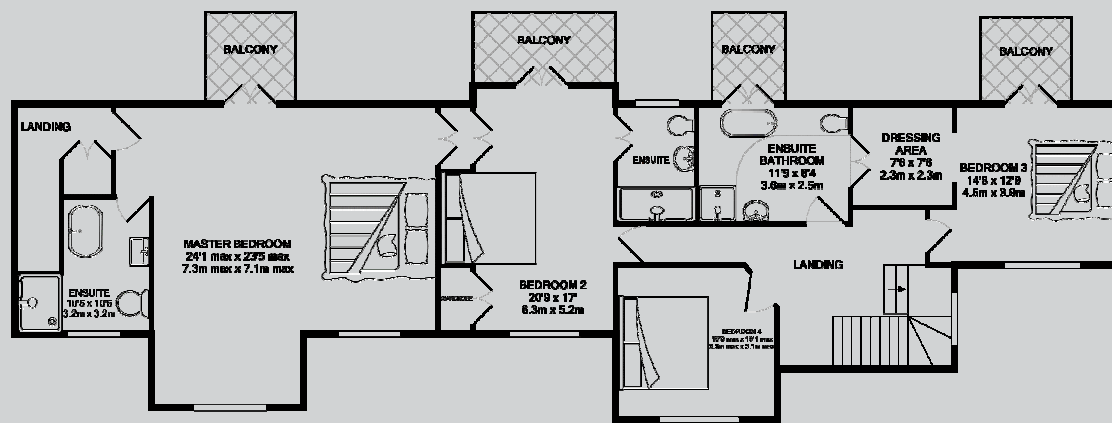




Meadow House, Leicester Road, Husbands Bosworth, Leicestershire LE17 6NW

Approximate gross internal area = 4722 SQ FT / 438.7 SQ M

FOR ILLUSTRATIVE PURPOSES ONLY – NOT TO SCALE
MEASUREMENTS ARE APPROXIMATE.



DIRECTIONAL NOTE

Proceed out of Leicester on the A5199 Welford Road in a southerly direction, passing through the suburbs of Knighton and Wigston, and through the village of Arnesby. Continue along the A5199 where the black wrought iron gated entrance to Meadow House can be located on the right hand side, just before entering the village of Husbands Bosworth.



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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