



Oakwood, 4 Rectory Lane,  
Market Bosworth,  
CV13 0LS





£575,000

#### GENERAL

A rare opportunity to acquire a handsome period house in a commanding position, just a stone's throw from the market square. Oakwood is a charming family house which has been in the ownership of the same family for over thirty years. Originally believed to have been a nail maker's workshop, it was re-built by the Squire of Bosworth Hall, Charles Tollemarche Scott as a home for his gamekeeper.

The accommodation briefly includes on the ground floor, a reception hall, a delightful sitting room, a magnificent dining room, a working kitchen, utility and garden room. On the first floor there is a master bedroom with en-suite shower room and a further large double bedroom together with a family bathroom. Outside there is a beautiful part walled South facing garden.

It should be noted that the house was previously designed as a three bedroomed property and could easily be reconfigured with a third bedroom being reinstated.



#### LOCATION

Market Bosworth is one of the most well regarded and exclusive towns in West Leicestershire. The town services a wide area and is locally considered to be one of the most desirable locations to live. There is a traditional market every Wednesday as well as a Farmers Market that is held on the fourth Sunday of every month. The town is home to one of the area's leading private schools, The Dixie Grammar, and there is also a High School rated by OFSTED as "outstanding" and Primary School. Market Bosworth is a thriving community and offers a generous range of amenities including a library, churches, independent retailers, a Co-Op and restaurants. Local attractions include the Bosworth Country Park, the Ashby Canal and the Bosworth Battlefield Heritage site.

#### THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into ENTRANCE HALL with an inner door to reception hall.

#### RECEPTION HALL

The reception hall has a beamed ceiling. There are stairs to the first floor and a door opening into the rear porch.

#### SITTING ROOM

16'6" x 15'2" max into inglenook  
A charming room with beamed ceiling. There is an inglenook with coal effect feature gas fire (gas is capped off), two central heating radiators. (First measurement reduces to 12'2").

#### DINING ROOM

18' max x 15'9" max  
A magnificent room the focal point of which is the traditional cast iron fireplace with tiled inset. There is a coal effect gas fire (gas is capped off) beamed ceiling and central heating radiator. Opening into the kitchen.

#### KITCHEN

13'1" x 7'5"  
Overlooking the garden. This is very much a working kitchen with cream fronted base and wall cabinets running along both sides with an inset one and a half bowl sink and drainer unit. Integrated appliances include a single oven and four burner gas hob. There are crockery display cabinets and a PANTRY. Opening into the utility.

#### UTILITY

7'6" x 6'10"  
Fitted with base units matching those in the kitchen. Inset one and a half bowl sink unit and plumbing for a washing machine. Stable door to the Garden Room.

#### GARDEN ROOM

9'3" x 8'1"  
A lovely vantage point from which to catch the morning sun. French doors open into the garden and there is a door to the downstairs CLOAKROOM with low flush lavatory.

#### ON THE FIRST FLOOR

Stairs rise from the reception hall to the galleried landing.

#### GALLERIED LANDING

An impressive galleried landing with a leaded light bay window overlooking the garden.

#### MASTER BEDROOM

18' x 11'6"  
Overlooking the garden. There is a pretty ornamental cast iron fire surround and fitted wardrobes with a knee hole dressing table. Central heating radiator.

#### EN-SUITE

Shower enclosure with electric shower, low flush lavatory and wash hand basin.

#### BEDROOM TWO

17'7" x 12'9"  
A generously proportioned double bedroom which is flooded with light as there are windows to both sides. A particular feature is the arched leaded light front window. There are two radiators.

#### BATHROOM

There is a traditional suite comprising a panelled bath with mixer tap, low flush lavatory and wash hand basin with electric shaver point over. Airing cupboard.

#### OUTSIDE

To the front of the house there is a parking area, opening onto which is the GARAGE. A wrought iron gate opens onto a path leading to the main garden to the rear.

#### GARAGE

12' x 16'  
A large single garage with electric roller shutter door.

#### MAIN GARDEN

A glorious part walled South facing garden. Despite the location in central Market Bosworth the garden is very private and beautifully landscaped with terracing adjoining the house, pretty rose and herbaceous borders. There are two traditional garden stores and a composting area with green house which is screened from the main garden.

#### PLEASE NOTE

Probate has been applied for and awaiting grant of probate. As at 20/4/26.

#### COUNCIL TAX BAND

Hinckley and Bosworth Council Tax Band E.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	















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