



7 Cadeby Court, Sutton Lane,
Cadeby,
CV13 0AR







GENERAL

A stylish barn style property with beautiful South facing garden and country views. Located in an exclusive gated courtyard on the edge of Cadeby, no. 7 Cadeby Court has been built in a traditional style with well designed internal spaces, perfect for contemporary living. On the ground floor there is a wonderful living kitchen with French doors opening onto the garden and a charming sitting room with woodburning stove. On the first floor there are four bedrooms with an en suite to the master and a family bathroom.

The present owners have created an exceptional garden with heavily stocked flower and herbaceous borders. Adjoining the house is an expansive area of terracing with an electric sun blind over the French doors and a pergola. It should be noted that there is also a generously proportioned single garage.



LOCATION

Cadeby is a charming village located immediately to the South East of Market Bosworth. The village is one of the prettiest in the area and is largely made up of period cottages and houses. Market Bosworth is one of the most well regarded and exclusive towns in West Leicestershire. The town services a wide area and there is a traditional market every Wednesday as well as a Farmers Market on the fourth Sunday of every month. The town is home to one of the area's leading private schools, The Dixie Grammar, there are also Primary and High Schools. It should be noted that the High School has been rated as 'outstanding' by Ofsted. There is a thriving community with a variety of sports clubs including rugby, football and bowls. There is also a large country park overlooked by the historic Bosworth Hall Hotel. There is a high speed rail link from Nuneaton making it possible to commute to London Euston by train in just under an hour, with Atherstone Station being a useful alternative servicing other routes.

THE HOUSE

It should be noted that there is underfloor heating on the ground floor.

The accommodation is arranged as follows. Front door opens into reception hall.

RECEPTION HALL

An impressive introduction to the property with a tiled finish to floor and stairs rising to first floor.

CLOAKROOM

With part panelled walls, low flush lavatory and wash hand basin. Useful understairs storage area.

SITTING ROOM

18'3" x 14'2"

A charming room the focal point of which is the impressive brick built fireplace with wood burning stove. Full height windows overlook the garden.

LIVING KITCHEN

18'3" x 16'9"

A wonderful open plan living space with French doors to the garden. The kitchen area is fitted with a generous range of traditional base and wall cabinets with polished quartz work surfaces and fronts painted in traditional colours. The kitchen is centred on the impressive four oven electric Aga. (It should be noted that the control of the Aga is very flexible to maximise efficiency). There is an island unit with wine racking and a generous range of integrated appliances including a dishwasher, together with a full height fridge and freezer by Lieberherr. There is also an inset sink unit with Quooker boiling tap. Door to utility room.

UTILITY ROOM

7'10" x 6'8"

Fitted with base and wall cabinets with inset sink unit, plumbing for washing machine and back door to garden.

ON THE FIRST FLOOR

Stairs rise from the reception hall to a galleried landing

GALLERIED LANDING

Opening off the galleried landing is a wide landing area where the present owners have fitted office units with matching storage cupboards.

MASTER BEDROOM

18'4" x 11'

A delightful room with beautiful country views. There are fitted wardrobes, central heating radiator and door to en-suite.

EN-SUITE

A luxurious en-suite with double sized shower enclosure, wash hand basin, low flush lavatory, chrome ladder style towel rail.

BEDROOM TWO

12'8" x 11'9"

A good sized double bedroom overlooking the garden, with fitted wardrobes with mirrored fronts. Central heating radiator.

BEDROOM THREE

11'8" + 'robes x 10'7"

Double bedroom with fitted wardrobes. Central heating radiator.

BEDROOM FOUR

11'8" x 7'4"

With roof light. Central heating radiator. (Second measurement is plus wardrobes).

FAMILY BATHROOM

8'8" x 6'1"

Suite comprising a shower bath with both rainfall and hand held shower attachments over, wash hand basin, low flush lavatory, chrome ladder style towel rail.

OUTSIDE

The house is approached through double gates opening onto the large courtyard with a shared drive leading to a parking area to the side of the house leading to the garage. To the front of the property there is a lawned area and to the rear, there is a beautiful mature garden with expansive terracing adjoining the house. An electric blind over the French doors and adjoining pergola creates a sheltered space for outdoor dining. Considerable thought has been put into the design of the flower and herbaceous borders which provide dramatic colour throughout the year. The present owners have also created a viewing area into the next door field. A summer house is also included in the sale.

There is a shared archway which links no. 6 and 7.

GARAGE

18'5" x 10'5"

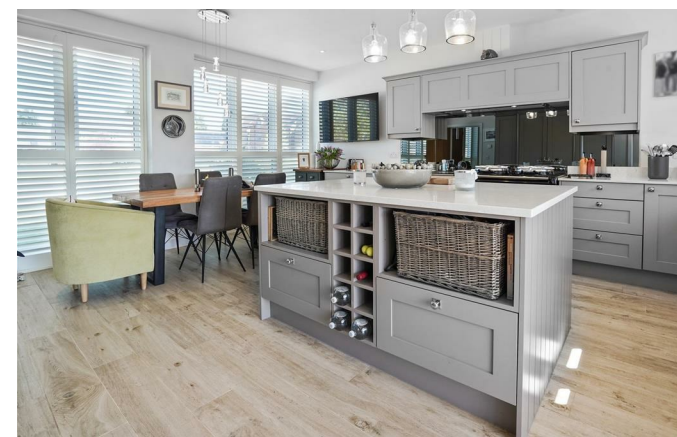
A generous single garage with double timber doors.

IMPORTANT NOTE

There is a Management Company owned and controlled by the residents. The Management Company is responsible for maintaining the common areas and electric gate (currently £30 per month). Residents also share an LPG tank but each property is separately metered and gets their own bill from Calor Gas.

COUNCIL TAX BAND

Hinckley and Bosworth Council Tax Band F.













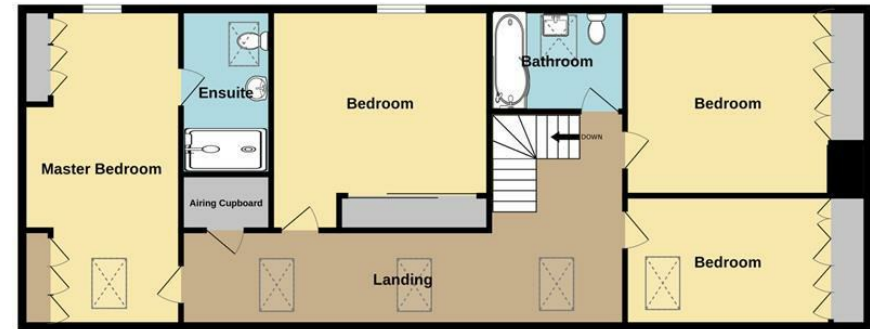




Ground Floor
1001 sq.ft. (93.0 sq.m.) approx.



1st Floor
939 sq.ft. (87.2 sq.m.) approx.



TOTAL FLOOR AREA : 1940sq.ft. (180.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100*
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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