
5 Cadeby Court,
Cadeby,
CV13 0AR

£1,250,000

GENERAL

An exceptional contemporary house built in a traditional style on an exclusive gated development located on the edge of Cadeby. The house is set on a wonderful plot with extensive gardens set in approximately 0.35 acres. The well planned accommodation briefly comprises on the ground floor, a sensational reception/dining hall, a living kitchen with a stylish range of cabinets, a sitting room with wood burning stove, family room with wood burning stove and home office, with underfloor heating throughout the ground floor. There are five double bedrooms, two of which have en-suites and a family bathroom. Outside, there are extensive gardens and garaging.

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.

RECEPTION/DINING HALL

19'3" x 13'10"

A breathtaking introduction to the home, this magnificent double-height space is filled with natural light from impressive full-height windows. A beautiful staircase rises to the galleried landing, creating an immediate feeling of grandeur, whilst a striking double-sided wood-burning stove adds warmth and character. This is a fabulous setting for dining and entertaining.

CLOAKROOM







SITTING ROOM
18'3" x 18'3"
Elegant yet wonderfully welcoming, the sitting room provides a delightful space to unwind. Beautiful parquet flooring, a feature wood-burning stove and two sets of French doors opening onto the gardens create a lovely connection between indoors and out. Whether enjoying a quiet evening beside the fire or opening the doors on a summer's day, this is a room to enjoy throughout the seasons.

HOME OFFICE
10'7" x 10'2"
A bright and peaceful room overlooking the gardens, providing an ideal environment for working from home. Equally suited as a study, reading room or creative space.

FAMILY ROOM
18'3" x 13'
A wonderfully cosy and inviting second reception room, with its own wood-burning stove creating a warm and relaxed atmosphere. Perfect as a family television room, snug or informal entertaining space, this versatile room offers a peaceful retreat from the busier areas of the home.

KITCHEN
17'1" x 14'4"
Stylish, contemporary and thoughtfully designed, the kitchen combines elegant high-gloss cabinetry with beautiful quartz work surfaces. A central island with breakfast bar provides the perfect spot for morning coffee or relaxed conversation, whilst quality Bosch integrated appliances make everyday cooking a pleasure. French doors open directly onto the gardens, making outdoor dining and summer entertaining wonderfully convenient.

UTILITY
7'9" x 6'4"
A practical addition to the kitchen, with fitted storage, plumbing for laundry appliances and direct access to the garden.

GALLERIED LANDING
Every bit as impressive as the entrance hall below, the magnificent galleried landing creates a wonderful feeling of openness and architectural interest. A beautiful chandelier forms an eye-catching centrepiece, whilst a charming window seat overlooking the gardens provides a peaceful spot to sit and enjoy the views.

MASTER BEDROOM
17'2" x 14'5"
A beautifully proportioned principal bedroom offering a calm and restful retreat at the end of the day. Generous dimensions provide plenty of space for bedroom furniture, whilst the adjoining en-suite shower room adds a touch of everyday luxury.

EN-SUITE
Stylishly appointed with a walk-in rainfall shower, contemporary vanity unit, WC and heated towel rail.

BEDROOM TWO
18'5" x 10'6"
An exceptionally spacious double bedroom with the added luxury of its own en-suite shower room. An ideal guest suite or bedroom offering both comfort and privacy.

BEDROOM THREE
18'4" max x 17'2" max
An exceptionally spacious double bedroom with the added luxury of its own en-suite shower room. An ideal guest suite or bedroom offering both comfort and privacy.

EN-SUITE
Beautifully finished with a walk-in rainfall shower, vanity wash basin, WC and heated towel rail.

BEDROOM FOUR
18'4" x 13'
Another wonderfully generous double bedroom, offering excellent flexibility for family living and plenty of room to create a comfortable and welcoming personal space.

BEDROOM FIVE
14'3" x 10'1"
A charming double bedroom enjoying attractive countryside views, providing a peaceful setting for family or guests.

BATHROOM
A stylish contemporary bathroom designed with relaxation in mind, featuring a freestanding-style bath, separate walk-in shower with rainfall attachment, elegant floating vanity unit, WC and heated towel rail.

OUTSIDE
The house is approached through double gates opening onto the large courtyard with a shared drive leading to a parking area in front of the house. There are landscaped gardens to the front. Opening onto the parking area is the double garage.

DOUBLE GARAGE
17'10" x 19'3"
With two sets of wooden double doors.

THE MAIN GARDENS
Occupying a generous plot of approximately 0.35 acres, the beautifully maintained grounds wrap around two sides of the property, providing extensive lawns, attractive planting and a delightful feeling of openness and privacy. Two separate patio terraces offer wonderful opportunities for outdoor living.

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. 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 G.





















Ground Floor



1st Floor



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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FOX

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