

White Cottage Main Street,  
Cadeby,  
Warwickshire, CV13 0AX





£450,000

### GENERAL

An exceptional cottage with exquisite interior. White Cottage has been improved and extended with considerable style over recent years. The accommodation is centred on the wonderful living kitchen with an extended dining area. On the ground floor there is also a charming sitting room and wet room. On the first floor there are two bedrooms and a luxurious family bathroom. The accommodation is completed with the master bedroom on the second floor. Outside, there is a surprisingly large south west facing garden.



## 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 over an hour.

## THE COTTAGE

The accommodation is arranged over three floors as follows. Stable door opening into entrance hall.

## ENTRANCE HALL

Stairs rising to first floor and door to sitting room.

## SITTING ROOM

15'4" x 12'9"

A charming room with solid oak wood flooring., the focal point being the fireplace housing a log

burner. There is fitted shelving to one wall, central heating radiator and door to the living kitchen.

## LIVING KITCHEN

23'7" x 12'10"

A superb open plan living space which extends to an impressive 38'3 when measured into the dining room.

(latter measurement reduces to 8'2")

## KITCHEN AREA

The kitchen area is fitted with a comprehensive range of cream base and wall units. There is an inset one and a half bowl sink and drainer unit, space for a Range style cooker, extractor in canopy over, integrated dishwasher and wine fridge. The kitchen opens into the sitting and dining areas.

## SITTING AREA

Full height ceiling with roof light and there are some integrated speakers.

## UTILITY CUPBOARD

With plumbing for a washing machine.

## DINING AREA

13' x 10'2"

There is a full height ceiling with exposed A frame roof trusses, French doors open into the garden, together with a separate pedestrian door.

## WET ROOM

The wet room opens off the kitchen. There is a shower, low flush lavatory, wash hand basin with tiling to the walls and floor.

## ON THE FIRST FLOOR

Stairs rise from the entrance hall to the landing.



## FIRST FLOOR LANDING

Opening off the landing are two bedrooms and the bathroom.

## BEDROOM TWO

9'8" x 9'

Overlooking garden. Central heating radiator.

## BEDROOM THREE

13' x 8'6"

Currently used as a dressing room. Double and single wardrobes. Central heating radiator.

## BATHROOM

A luxurious bathroom with period cast iron roll top bath with shower over, low flush lavatory and wash hand basin.

## ON THE SECOND FLOOR

Stairs rise to the second floor.

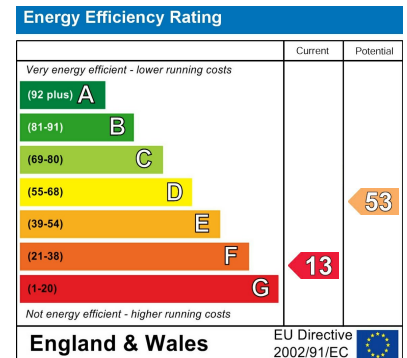
## MASTER BEDROOM

15'10" x 12'10"

A very pretty room with wonderful views over the garden. There is wooden flooring, two exposed roof trusses, fitted wardrobe and central heating radiator. (First measurement is 11'9" measured to 5' eaves height).

## THE GARDEN

This delightful garden is perfect for outdoor dining and entertaining. The garden is principally lawned and the two garden sheds are included. The garden can be accessed down a shared passage.



















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