



The Limes, 12 Station Road,
Stoke Golding,
Warks, CV13 6EZ





£1,175,000

GENERAL

The Limes is a handsome Grade II listed house in extensive grounds located in the centre of Stoke Golding. The exquisitely styled accommodation includes on the ground floor, a fabulous open plan living kitchen with Orangery extension, three elegant reception rooms and a home office located in the cellar. There are five beautifully decorated bedrooms arranged over the first and second floors including a luxurious master bedroom with en suite. Many period features have been preserved including the sash windows with shutters. The house is set in grounds extending to approximately 0.38 acres.

LOCATION

The Limes is located in the highly desirable village of Stoke Golding, the birth place of the Tudor dynasty. Stoke Golding lies between Hinckley and Market Bosworth which both provide a wide variety of amenities including shops, banks, restaurants, doctors, schools etc. Stoke Golding itself has a church, public houses, village hall, two schools and various sports clubs. There is a bus service to Hinckley and excellent road links to the A5/M69/M1/M6/M42 together with rail services from both Hinckley to Birmingham and Leicester and from Nuneaton to London.



THE HOUSE

The accommodation is arranged over three floors as follows. Front door opening into reception hall.

RECEPTION HALL

An impressive introduction to the house with a Minton tiled floor, part panelled walls, balustrade staircase rising to first floor, central heating radiator in lattice-work cover. Understairs storage cupboard.

CLOAKROOM

With low flush lavatory, wash hand basin and chrome style heated towel rail.

DRAWING ROOM

15'2" x 14'

An elegant room the focal point of which is the Victorian style fireplace housing a Living Flame gas fire with a "Chesney's" limestone surround. There is cornicing to the ceiling, picture rail, sash windows with window seats and shutters. Central heating radiator in lattice-work cover.

SITTING ROOM

15'1" x 14'5" max

There is a fireplace housing a multi fuel stove with cupboards and drawers to one side. Picture rail and cornicing to ceiling. Central heating radiator in lattice-work cover.

DINING ROOM

15'2" x 12'4"

A delightful room with bay window complete with window seat and shutters. There is an ornamental fire surround, picture rail and central heating radiator in lattice-work cover.

CELLAR

13'2" x 11'2"

The cellar has been tanked and is used by the current owners as a home office. Central heating radiator in lattice-work cover.

LIVING KITCHEN

A fabulous open plan living space with the kitchen area having electric underfloor heating, opening directly into the Orangery.

KITCHEN

The kitchen is fitted with a comprehensive range of 'Neptune' cabinets with polished Silestone work surface and upstands with a ceramic inset one and a half bowl sink unit with filter and separate hot water tap. There is a Rangemaster cooker with six gas rings, two electric ovens and extractor, other integrated appliances include a "Neff" dishwasher and fridge/freezer. There is a large central island with breakfast bar, two larder units and a free standing dresser with folding doors.

ORANGERY

20'10" x 9'

The conservatory, is fully double glazed and overlooks the garden. It is a fabulous living space with "Karndean" flooring with wet underfloor heating. There is a large roof lantern which allows light to flood into the space and bi fold doors opening into the garden.

UTILITY ROOM

7'8" x 5'9"

There are fitted base and wall units incorporating a one and a half bowl sink unit and plumbing for a washing machine and tumble dryer. Two gas boilers are discreetly housed in cupboards.

ON THE FIRST FLOOR

The balustrade staircase rises from the reception hall to a half landing with a further flight of stairs rising to the main landing.

FIRST FLOOR MAIN LANDING

A lovely light space with window seat and central heating radiator in lattice work cover. Good sized airing cupboard with shelving.



MASTER BEDROOM

15'2" x 14'1"

A pretty room which has a window seat, sash window, central heating radiator in lattice-work cover and a bank of 'Strachan' fitted wardrobes. Picture rail and ornamental period fireplace. Steps down to the en-suite.

EN-SUITE

12'4" x 6'9"

There is a suite comprising paneled bath with mosaic tiled surround, a walk in shower enclosure, wash hand basin set in vanity unit and low flush lavatory. There is an oak boarded floor.

BEDROOM TWO

15'2" x 11'10"

Another elegant room with cornicing to ceiling and a period cast iron fireplace with wardrobes providing hanging and storage space, to either side. Central heating radiator in lattice-work cover.

BEDROOM THREE

14'7" x 12'2" max

The third bedroom overlooks the garden and is quite different in character to the other first floor bedrooms. There are exposed roof trusses and a central heating radiator in lattice-work cover. (First measurement is 10'4" measured to 5' eaves height).

FAMILY BATHROOM

12'5" x 7'6"

A luxurious family bathroom. There is a free standing bath, low flush lavatory, wash hand basin set on vanity unit with marble counter top, traditional heated towel rail and walk in double

shower enclosure. There is tiling to the floor and mosaic tiling to the splash backs.

ON THE SECOND FLOOR

Stairs rise from the first floor landing to the second floor landing. Useful storage cupboard and doors to the remaining accommodation.

BEDROOM FOUR

14'6" x 11'3"

With distant country views, a bank of fitted wardrobes and a traditional cast iron fireplace. Central heating radiator in lattice-work cover. (It should be noted there is restricted head space).

BEDROOM FIVE

14'7" x 15'3"

Two exposed timbers to the ceiling, fitted wardrobes. Central heating radiator in lattice-work cover. (first measurement 12' measured to 5' eaves height).

OUTSIDE

The house is set back from the road with a formal garden with privet hedge to the front. To the left there is a stoned parking area with an electric charging point and double gates opening into the garden. To the right, there is block paving for parking and a set of double doors to the courtyard and garage.

THE GARDENS

There is a large terrace adjoining the house with low box hedging areas with topiary trees to the centre, sweeping lawns and well stocked flower and herbaceous borders.

COUNCIL TAX

Hinckley & Bosworth Council Tax Band F.

























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5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF

Sales: **01455 890898**

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