



156  
CHERRYMEADE

Cherrymeade, 136 Sapcote Road,  
Burbage,  
Leics, LE10 2AY





£1,195,000

#### GENERAL

An exceptional house which has been heavily extended and significantly improved by the present owner. "Cherrymeade" is an individual architect designed house built in 1950 and is, without doubt, one of the finest houses in Burbage. The beautifully styled accommodation includes a sensational living kitchen, three further receptions rooms and five bedrooms including a sumptuous master bedroom suite. The house has been decorated with impeccable taste and there are high quality fittings throughout, including a bespoke kitchen and bedroom furniture by "Chamwood of Loughborough". There are beautifully manicured south facing gardens with several terraces for outdoor dining and entertaining. A particular feature of the property is the outstanding leisure complex which has potential for any number of uses, subject to the usual consents. At the bottom of the garden there is a small stable block and garden storage area.



## LOCATION

Burbage is a large village with a pretty centre made up of period houses, cottages and the village church. There is an extensive range of amenities including some two primary schools one of which is on Grove Road. Burbage is exceptionally well located for access to the motorway network via junction 1 on the M69 and Junction 21 on the M1. There is an international airport at Birmingham and main line railway stations at Hinckley, Nuneaton and Leicester with fast train services to London.

## THE HOUSE

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

## RECEPTION HALL

With stairs rising to first floor, coming to ceiling. Central heating radiator.

## SITTING ROOM

21' x 15'

An elegant room, the principal feature of which is the fireplace housing a gas wood burning style stove. There is coming to the ceiling, a decorative alcove and two central heating radiators.

## FAMILY ROOM

15' x 14'

There is a contemporary gas fire, French doors to the garden, two central heating radiators and coming to the ceiling.

## GARDEN ROOM

15'4" x 7'2"

French doors to the garden, tiled finish to floor and door to the living kitchen.

## LIVING KITCHEN

40'2" x 12'8"

A sensational living space. The kitchen area is fitted with a range of hand crafted units by "Charnwood Kitchens of Loughborough". There is an "AEG" five gas burner hob with "Miele" extractor over, an integrated "Miele" dishwasher, an "AEG" microwave, a double oven and "Miele" coffee machine. There is an inset one and a half bowl sink and drainer unit, a central island and breakfast bar. Bi fold doors open from the living area into the garden. There is coming to the ceiling and a tiled finish to floor. Door to rear hall and two central heating radiators.

## REAR HALL

With tile finish to floor. Doors to the garden and parking area.

## HOME OFFICE

8'6" x 8'3"

Overlooking the garden. The home office is fitted with a bespoke range of furniture including a knee hole desk with file drawers. Central heating radiator.

## UTILITY

8'4" x 5'

There is plumbing for a washing machine, fitted unit with hardwood work top and an integrated sink unit.

## CLOAKROOM

Double flush lavatory, wash bowl, ladder style towel rail.

## ON THE FIRST FLOOR

Stairs rise from the reception hall to the landing.

## FIRST FLOOR LANDING

Opening off the landing are doors to the bedrooms.

## MASTER BEDROOM

20'7" x 12'9"

A sumptuous master bedroom suite. The master bedroom is entered through the dressing area where there are a bank of beautifully made walnut bespoke wardrobes. In the bedroom itself, there is a matching knee hole dressing table and views over the garden and countryside beyond. (measurement do not include the dressing area).

## EN-SUITE

A contemporary en-suite with large walk in shower enclosure, wash bowl set on counter top, ladder style towel rail.

## GUEST BEDROOM

19'5" x 12'8"

The guest bedroom was formerly the master bedroom and is also finished to an exceptional standard. There is a range of fitted wardrobes and dressing table. A full height bay with glass doors opens onto the balcony that overlooks the garden. Central heating radiator.

## EN-SUITE

Shower enclosure, low flush lavatory, bidet and wash hand basin, ladder style towel rail.

## BEDROOM THREE

11'5" x 11'6"

Overlooking the garden. There is a bank of fitted wardrobes and dressing table. Central heating radiator.

## BEDROOM FOUR

14' x 10'10"

Overlooking the garden, fitted wardrobes, knee hole dressing table. Central heating radiator.

## BEDROOM FIVE

14' max x 8'1" max

A double bedroom with central heating radiator.

## FAMILY BATHROOM

A luxurious bathroom with Spa bath, walk in shower enclosure with rainfall and hand held shower fixtures, wash hand basin, bidet, low flush lavatory and two ladder style towel rails.



### OUTSIDE

Double gates open onto a drive leading to the GARAGE. The house is set well back from the road, with beautifully landscaped gardens to the front with lawns and pretty flower borders.

### THE MAIN GARDEN

The main garden is to the rear. There is an extensive area of terracing adjoining the house. A manicured lawn leads to the leisure complex.

### LEISURE COMPLEX

The leisure complex was formerly a work shop for the Hammond family owners of Hammonds Fitted Furniture. The present owner has created a wonderful suite of rooms for entertaining. It benefits from satellite tv connection, an alarm system and air conditioning units.

To the rear of the complex is a hay store and two stables.

### GAMES ROOM

24'7" x 17'5"

There is a bar with sink and fridge. Opening off the games room is a gym.

### GYM

28'9" x 9'5"

### CINEMA ROOM

24'7" x 17'4"

The present owner will be leaving the cinema system, which comprises a projector, screen and sound system.

### STORE ROOM

13'9" x 9'6"

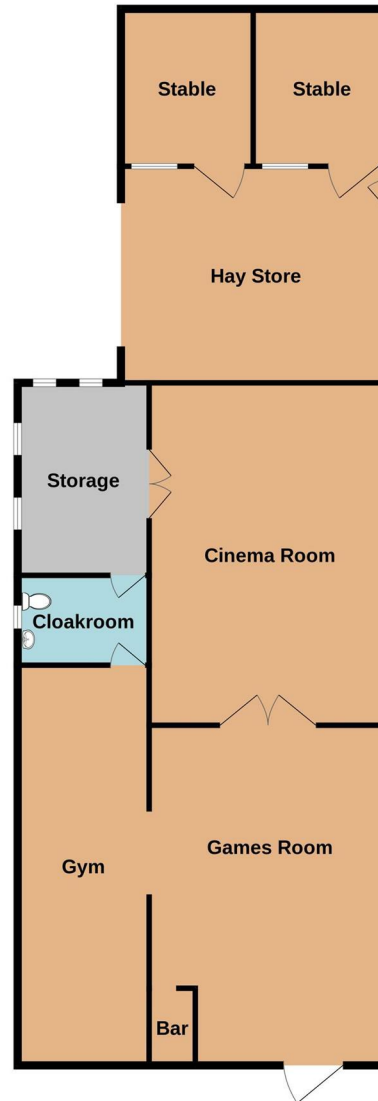
### WC

9'6" x 6'4"

With low flush lavatory and wash hand basin.

### COUNCIL TAX BAND

Hinckley and Bosworth Council tax band G.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	80
(69-80) C			
(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	















SWEET DREAMS









Ground Floor



1st Floor



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