



Rothbury, 27 Station Road,
Desford,
Leics, LE9 9FN





£895,000

GENERAL

A delightful village house in an idyllic setting with beautifully landscaped gardens extending to approximately 0.6 acres. Station Road is widely considered to be one of the most desirable addresses in Desford and it is rare that houses come onto the market. Rothbury has been in the ownership of the same family for over 50 years, during which time it has been a much loved family home. Although the property has been well looked after over that period, some modernisation is now required but there is potential, subject to the usual consents, to extend and further develop the property creating an outstanding landmark house.



LOCATION

Desford is a thriving village with a wide range of facilities including Bosworth Academy, rated as outstanding by Ofsted, a primary school, Nursery, doctors' surgery, dentist and various sports clubs. Desford is on a regular bus route to Leicester and there is excellent access to the motorway network via the M1 and M69. The historic town of Market Bosworth home to the Dixie Grammar School lies to the West.

THE HOUSE

The accommodation is arranged over two floors as follows. Large canopied porch with door opening into the dining hall.

DINING HALL

21'2" max x 11'

An impressive introduction to the house. There is an oak parquet floor and superb period brick built fireplace. Understairs storage cupboard and stairs rising to first floor.

DINING ROOM

11' x 10'10"

A charming room that overlooks the front garden. There is an oak parquet floor. Central heating radiator.

SITTING ROOM

16'3" x 12'

A delightful room with sliding patio doors opening onto the main garden. There is a tiled fireplace and central heating radiator.

BREAKFAST KITCHEN

16' x 10'

The kitchen is fitted kitchen with a range of base and wall units. Integrated appliances include a four ring gas hob, double oven and single drainer sink unit. There is coving to the ceiling, central heating radiator and doors to the utility room and conservatory.

CONSERVATORY

18'6" x 11'1"

An impressive conservatory and a superb vantage point from which to enjoy the gardens.

UTILITY

8' x 5'

There is a stone thrawl and tiled floor.

ON THE FIRST FLOOR

Stairs rise via a half landing, where there is a beautiful stained glass window to the main landing.

MAIN FIRST FLOOR LANDING

Opening off the landing are the bedrooms.

BEDROOM ONE

15'6" x 12'

Overlooking the garden. Central heating radiator.

BEDROOM TWO

13' x 11'

A good sized double bedroom with central heating radiator.

BEDROOM THREE

12' x 10'

Overlooking the front garden. Central heating radiator.

BEDROOM FOUR

11' x 8'5"

Double bedroom. Central heating radiator.

SHOWER ROOM

Shower enclosure with electric shower, wash hand basin set in vanity unit, low flush lavatory, ladder style towel rail.

OUTSIDE

The house is set well back from the road with manicured gardens to the front and some fine specimen trees. A drive leads to a parking area in front of the house front onto which is the GARAGE 22'9" x 9'.

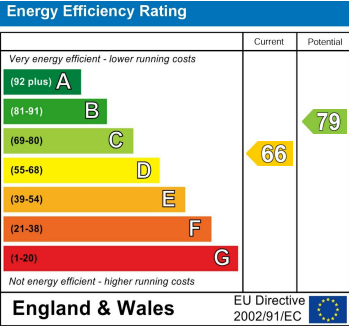
THE MAIN GARDEN

The gardens are very well established with sweeping lawns interspersed with pretty heavily stocked flower and herbaceous border which provide dramatic colour throughout the year. At the far end of the garden there are some productive vegetable gardens. Adjoining the house there is a large terrace perfect for outdoor dining and entertaining. It should be noted that a greenhouse is included in the sale.

COUNCIL TAX

Hinckley & Bosworth Tax Band F.

















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

Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS

Sales: **0116 2796543**

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