



The Old Rectory Sharnford Road,
Aston Flamville,
Leics, LE10 3AW





£1,100,000

GENERAL

A beautifully restored and renovated former Rectory. The Old Rectory is located on the edge of Aston Flamville with wonderful westerly views. The house sits in gardens and grounds extending to approximately 0.65 acres next to St Peter's, an 11th Century Church. The Rectory has been substantially renovated over the last few years and briefly includes on the ground floor a sensational living kitchen with bi folds opening onto the garden and three further reception rooms. On the first floor, there are five bedrooms including a sumptuous master bedroom suite with its own sitting room, luxurious en suite and dressing room.

The main lawn, which was the former tennis court, is to the side of the property bounded by mature trees and shrubs. There is also a large Victorian greenhouse next to the churchyard. Adjoining the house there is a courtyard garden and a range of outbuildings.



LOCATION

The Old Rectory is located within the delightful and exclusive hamlet of Aston Flamville and although it does not have its own amenities the village of Burbage is a short distance away. There is a primary school and high school in Burbage and Market Bosworth, the historic market town is home to one of the area's leading private schools. The M69 is within easy reach and Leicester is therefore a 15 minute drive away. There is a train station in Hinckley with services to Birmingham and Leicester.

THE HOUSE

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

RECEPTION HALL

An impressive introduction. to the house. There is a staircase with glass balustrade rising to first floor. Cloaks cupboard and door to cloakroom. A passage leads to the rear hall, which was formerly the reception hall. Tiled floor and central heating radiator.

CLOAKROOM

With wash hand basin and low flush lavatory enclosed within a vanity unit. Central heating radiator.

STUDY

20'7" x 10'2"

A room which is full of character with a beamed ceiling and book shelving. Central heating radiator.

SNUG

15'7" x 14'1"

A very cosy room that opens directly into the kitchen. There is a fireplace with heavy timber mantel housing a powerful 12kw log burner. Central heating radiator.

LIVING KITCHEN

35'8" x 15'5"

The living kitchen is very much the heart of the house. It is flooded with light through the bi fold doors that open into the courtyard garden. The kitchen area is fitted with a fashionable range of base and wall cabinets by "Kirkland Interiors" with a combination of quartz and hardwood worktops. There is a breakfast bar with inset sink unit complete with "Quooker" boiling tap and an induction hob. Integrated appliances include a "Neff" induction hob together with a "Neff" combination oven with drawer beneath. There is high gloss tiling to the floor and inset spotlights.

SITTING ROOM

16'4" x 13'6"

A charming room with wood burning stove. Central heating radiator.

FAMILY ROOM

13'3" x 12'

With ornamental fire surround. Central heating radiator.

UTILITY ROOM

16'9" x 10' max

Fitted units with sink unit and plumbing for a washing machine. Door opening into the former wine store and WC.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the main landing.

MAIN LANDING

Opening off the spacious main landing is the master bedroom suite.

MASTER BEDROOM

15'8" x 12'2"

Overlooking the courtyard and with views towards the Church. Central heating radiator.

SITTING ROOM

15'10" x 14'

The sitting room is an integral part of the master suite and overlooks the courtyard. Central heating radiator

EN-SUITE

16' x 11'

A luxurious en-suite with free standing contemporary bath by "Mode" a large walk in shower enclosure with rainfall and hand held shower attachments, dual wash hand basin set on floating unit with back-lit mirror behind. Three chrome ladder style heated towel rails. Door to dressing room.

DRESSING ROOM

11'8" x 11'6"

With wardrobes running down both sides providing a considerable amount of hanging space and storage. Views over the adjoining paddock. Central heating radiator.

BEDROOM TWO

10'5" x 10'1"

Overlooking garden with fitted wardrobe. Central heating radiator.

BEDROOM THREE

13'3" x 12'

A superb room with full height ceiling and large gable window. Central heating radiator. Door to STORE ROOM.

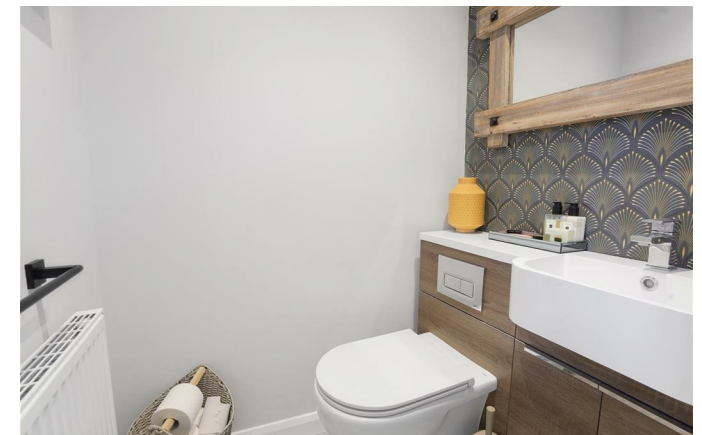
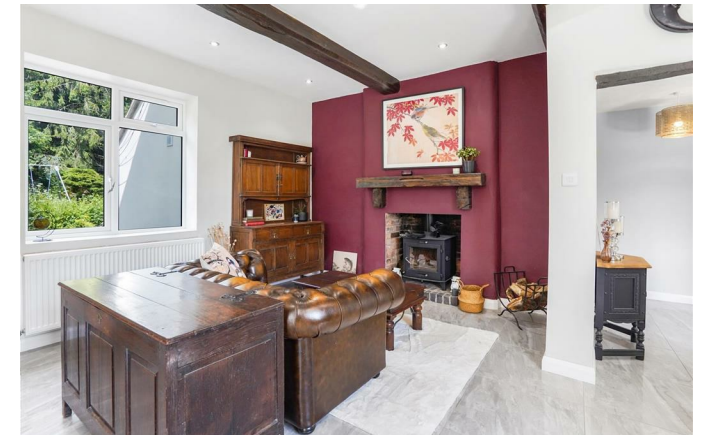
BEDROOM FOUR

10'2" x 10'

Overlooking the courtyard. Central heating radiator.

SHOWER ROOM

Shower enclosure with rainfall and hand held shower attachments, a vertical designer radiator, low flush lavatory, wash hand basin. High gloss tiling to the floor.



OUTSIDE

The house is approached along a drive leading to a parking areas to the front and side of the house. There is a lawn to the side of the house with gate opening into the churchyard.

MAIN GARDEN

The main lawn, which was the former tennis court, is to the side of the property and is bounded by mature trees and shrubs. There is also a large Victorian greenhouse (now requiring renovation) next to the churchyard.

THE COURTYARD GARDEN

A lovely sheltered garden perfect outdoor dining and entertaining. Adjoining is a large patio and leading to the lawn. On the Western side of the courtyard is a range of traditional outbuildings. There are some pretty heavily flower border and to the side of property is a greenhouse.

COUNCIL TAX

Blaby D.C Tax Band G.





















The Old Rectory



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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