



15 Woodgate Road,
Burbage,
Leics, LE10 2UF





£1,250,000

GENERAL

An exceptional contemporary house in an idyllic location on the edge of Burbage. 15 Woodgate Road has been extended and upgraded over the years with meticulous attention to detail and now boasts approximately 5000 sq ft of exquisite and luxurious living space. On the ground floor, there is a sensational open plan zoned living area, arranged around the wonderful bespoke kitchen with an oak framed garden room and family area. The accommodation is completed on the ground floor with an elegant sitting room, gym and cinema room. On the first floor there are five bedrooms including a sumptuous master bedroom suite with a fabulous dressing room, a guest bedroom en-suite and family bathroom. Outside there are beautiful and very private landscaped gardens.



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

25' x 14'

The reception hall is a magnificent introduction to the house and sets the tone of what is to follow. There is panelling to one wall, underfloor heating, a magnificent glass balustrade staircase rising to first floor and doors to the principal reception rooms.

SITTING ROOM

16'4" x 14'

A lovely intimate space with double doors opening into the reception hall. There is a contemporary gas fire, vertical radiator and built in media cupboard.

OPEN PLAN LIVING AREA

A sensational open plan living space which spans an impressive 58' across the back of the house. Although open plan, the space has been cleverly zoned for contemporary modern family living. It should be noted that there is underfloor heating.

SITTING AREA

24'5" x 17'

Two sets of bi fold doors open from the sitting area onto the terrace. Display shelving with space for a television with media cupboard underneath, fills one wall.

There is a stylish gas fire between the sitting and kitchen areas

LIVING KITCHEN

33'5" x 16'4"

An exceptional high end kitchen with a vast array of wall and base cabinets with polished granite work surfaces. At the centre of the kitchen there is a fabulous island unit with heavy timber breakfast bar and a sink unit. There is an impressive number of integrated appliances including a "Falcon" Range cooker with five gas burners, two ovens and a grill, a "Miele" bean to cup coffee machine, a "Neff" microwave with warming drawer, a two drawer fridge unit and wine fridge.

Opening directly into the Garden Room.

GARDEN ROOM

15'7" x 12'7"

The Garden Room is constructed of heavy French oak beams with a vaulted ceiling and bi fold doors opening into the garden.

UTILITY ROOM

14' x 12'

With fitted base and wall units, single drainer sink unit, door to outside. Door to cloakroom.

CLOAKROOM

Low flush lavatory, wash hand basin with mirror over and pelmet lighting, ladder style towel rail and door to the reception hall.

GYM

19'6" x 14'4"

There are two large wall mirrors, a timber floor and bi folds opening into a courtyard where the spa pool is located.

CINEMA ROOM

23'1" x 13'9"

There is a stone feature wall, integrated cinema screen and vertical radiator. Door to garage.

GARAGE

24'8" x 14'4"

Electric roller shutter door.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the galleried landing.

GALLERIED LANDING

Opening off the galleried landing are the bedrooms and a linen cupboard.



MASTER BEDROOM SUITE

A sumptuous master bedroom suite.

DRESSING ROOM

29'8" red to 16'8" x 18'

The dressing room is beautifully appointed with a vast array of wardrobe and cupboard space. At the centre of the dressing room, there is a large display and dressing table with drawers beneath. Double doors open into the bedroom.

MASTER BEDROOM

16' x 12'8"

A charming room. There are four roof lights and a radiator. (The first measurement is 14'6" measured to 5' eaves height).

EN-SUITE

A luxurious en-suite. An obscure glazed door opens into the en-suite. There is a contemporary bath, walk in shower enclosure with rainfall and hand held shower attachments, a dual floating wash hand basin with built in mirrors behind and low flush lavatory. Chrome ladder style towel rail.

BEDROOM TWO

23' x 13'10" max

A very impressive double bedroom. Central heating radiator. (Second measurement is 11'6" measured to 5')

EN-SUITE

With a corner shower enclosure, low flush lavatory, wash hand basin, chrome ladder style towel rail.

BEDROOM THREE

16' x 12'10"

A delightful room with a fitted knee hole dressing table, book shelving and wardrobes. Central heating radiator. (There is some restricted headroom).

BEDROOM FOUR

16'9" x 13'

Fitted double wardrobe. Central heating radiator. (Some restricted headroom).

BEDROOM FIVE

20'9" x 14'5" max

Overlooking the garden. Dimmer switch, central heating radiator. (Some restricted headroom).

BATHROOM

Suite comprising a bath, two wash hand basins set in vanity unit, low flush lavatory, shower enclosure and chrome ladder style towel rail.

OUTSIDE

The house is approached down Woodgate Road which is unadopted. Electric security gates with intercom system open onto a shared drive. To the front of the house there is a block paved parking area fronting onto which is the garage.

THE MAIN GARDEN

The garden has been landscaped with outdoor entertaining very much in mind. An extensive area of terracing runs along the back of the house and wraps around the side. There is a very private spa area with hot tub and bar.

There are sweeping lawns bounded in part by mature shrubs and trees, ensuring complete privacy. It should be noted that there is also a large Summer House included in the sale.

COUNCIL TAX BAND

Hinckley & Bosworth Tax Band G.























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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	85
(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	



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5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF
Sales: **01455 890898**

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