



The HaHa Park House Court, Main  
Street,  
Stoke Golding,  
Leics CV13 6HP





£850,000

#### GENERAL

A rare opportunity to acquire a house with a 5.6 acre paddock located in the centre of a village. The HaHa forms half of Park House, a handsome period property located on the edge of Stoke Golding. There are superb far reaching Southerly and Westerly views over the paddock which directly adjoins the HaHa. The house was sympathetically restored by the present owners who have successfully created a stylish and elegant home. The accommodation briefly includes on the ground floor, a large open plan living area zoned for living and dining, connecting into the bespoke kitchen. The accommodation is completed on the ground floor by a superb garden room and utility. There are five double bedrooms and three bathrooms spread over the first and second floors. There is underfloor heating throughout the ground floor which, as well as creating a comfortable living environment, gives the owner complete flexibility as to how the space is organized. A particular feature are the beautiful south west facing landscaped gardens and adjoining paddock.

It should be noted that the house is also available without the paddock at £750,000. Also note, the land is not for sale independently.



## LOCATION

The house is in the highly desirable village of Stoke Golding, the birth place of the Tudor dynasty. It lies between Hinckley and Market Bosworth which both provide a wide variety of amenities including shops, banks and restaurants.. 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 and Nuneaton.

## THE HOUSE

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

## RECEPTION HALL

An impressive introduction to the house with oak boarded floor, and stairs rising to first floor. Door to cloakroom.

## CLOAKROOM

With low flush lavatory and wash hand basin.

## LIVING ROOM

24'2" x 14'

A wonderful open plan area with oak boarded floor and space for sitting and dining.

(the latter measurement increases to 22'9" and all measurements are into the bay).

## SITTING AREA

In the sitting area, there is a gas 'wood burning' style stove and a beautiful full bay window overlooking the garden. Opening off the sitting area is the garden room.

## GARDEN ROOM

17'6" x 7'5"

A lovely vantage point from which to enjoy the garden with an oak boarded floor and double doors to the garden.

## KITCHEN

19'9" x 12'6"

The kitchen is fitted with a superb range of base and wall units with polished granite work surfaces and there is also an island unit with a heavy hard wood worktop and microwave. Further appliances include a "Smeg" five ring hob an "Alisa" extractor over, double oven and "Bosch" dishwasher. There is an inset one and a half bowl sink unit, tiled finish to the floor, back door and door to the utility room.

## UTILITY ROOM

10'3" x 3'

Plumbing for a washing machine and double doors to the hall.

## ON THE FIRST FLOOR

A balustrade staircase rises from the reception hall to a large landing.

## FIRST FLOOR LANDING

Opening off the landing are three bedrooms.

## MASTER BEDROOM

10'7" x 9'

Superb views over the adjoining paddocks. Bank of fitted wardrobes, central heating radiator.

## DRESSING AREA

6'9" x 6'

With fitted wardrobes and drawers.

## EN-SUITE

Corner shower enclosure, low flush lavatory, wash hand basin with tiled finish to floor and walls. Ladder style towel rail.

## BEDROOM TWO

14'1" max x 12'5"

A generous double bedroom. Central heating radiator.

## BEDROOM THREE

10'9" x 10'1"

Central heating radiator.

## BATHROOM

Suite comprising panelled bath with shower over, low flush lavatory and wash hand basin.

## ON THE SECOND FLOOR

Stairs rise from the first floor landing to the second floor landing.

## SECOND FLOOR LANDING

Opening off the landing, there is a really useful and large storage cupboard. Doors to two bedrooms and shower room.

## BEDROOM FOUR

16'3" x 14'3"

With double wardrobe. Central heating radiator. (First measurement is 14'9" measured to 5' eaves height).

## BEDROOM FIVE

15' max x 12' max

With wonderful country views. Central heating radiator.

## SHOWER ROOM

With double shower cubicle, low flush lavatory, wash hand basin, power shower. Exposed timbers.

## OUTSIDE

The house is approached through electric gates and down a private drive leading to a shared courtyard onto which the property fronts. There are dedicated parking spaces in the courtyard.

## THE MAIN GARDEN

There are delightful south west facing rear gardens with a terrace adjoining the house which is perfect for outdoor dining the Summer months. There are some pretty flower and herbaceous borders and a small paddock adjoining the garden. A garden shed and two wood stores are included in the sale.

## IMPORTANT NOTICE

There is a management company that levies a service charge to cover the cost of maintaining the communal areas including the electric gates, lawns and lighting.

## THE Paddock

The paddock, which extends to approximately 5.6 acres lies to the South of the Haha. The paddock has its own access directly onto Main Street. It should be noted that there is a scheduled Ancient Monument in the field which 'includes the earthwork and buried remains of a Saxon burial mound and a medieval farmstead'. There will therefore be restrictions on how the land is managed.

## COUNCIL TAX BAND

HBBC Council tax Band D.



| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) A                                 |                                                                                                               |           |
| (81-91) B                                   | 81                                                                                                            | 86        |
| (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  |           |























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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