



Sketchley Hill House Rugby Road,
Burbage,
Leics, LE10 2ND





£1,100,000

GENERAL

An exceptional house which has been re-modelled and extended with considerable style. Sketchley Hill House is an Edwardian property dating from 1904 which has been upgraded and extended with considerable style by the present owners. The owners have paid particular attention to ensuring the house is energy efficient installing both thermal and electric solar panels with battery storage. The accommodation is centred on the wonderful L shaped living kitchen, flooded with light through glazed canopies and with French doors opening onto the garden. There are two further receptions on the ground floor and on the first floor there is a sumptuous master bedroom suite with a large fitted dressing room and luxurious shower room, together with four further bedrooms, one of which has an en-suite (one of the bedrooms is accessed up a second staircase over the garage). The house is set well back from the Rugby Road with an electric gated entrance and lovely landscaped gardens to the rear.



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 Nuneaton and Leicester with fast train services to London.

THE HOUSE

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

RECEPTION HALL

35' x 12'7" max

A magnificent space with wooden floor, chrome period style radiators, two ceiling roses, stairs rising to first floor.

SITTING ROOM

18' x 13'2"

An elegant room with bay window. There is a fireplace with stone surround and traditional radiator.

DINING / MUSIC ROOM

14'2" x 13'10"

The dining room is used by the current owners as a music room. There is a wooden floor and central heating radiator.

LIVING KITCHEN

38'5" x 15'8" + 17'6" x 16'5"

The living kitchen is zoned into distinct areas for sitting, dining and cooking. The kitchen area is fitted with a comprehensive range of base and wall cabinets with painted fronts in Heritage colours and polished quartz work surfaces. There is a large central island unit with breakfast bar, storage, drawers and a Belfast sink. Integrated appliances include a full height fridge freezer, a "Neff" microwave, "Neff" oven and wine fridge. There is also a larder unit with spice rack and drawer. There is space for a range style cooker and traditional style radiator.

In the dining and family areas there are French doors opening into the garden. Traditional style radiator.

UTILITY & LAUNDRY ROOM

13' x 8'7"

Fitted units with inset one and a half bowl sink unit, plumbing for a washing machine.

REAR HALL & BOOT ROOM

A door from the kitchen opens into the Rear Hall leading down to a BOOT ROOM which is beautifully fitted with bespoke units with coat hooks and a bench which has storage cupboards under. There is a back door opening into the parking area and a door to the double garage. Stairs rise to bedroom five over the garage.

CLOAKS/SHOWER ROOM

Shower enclosure with rainfall and hand held shower attachment, double flush lavatory, wash hand basin.

STORE ROOM

16'1" x 5'9"

BEDROOM FIVE

16' x 11'4"

This room works really well as a teenager's bedroom or indeed as a home office. Central heating radiator. (Second measurement is 10'1" measured to 5' eaves height).

ON THE FIRST FLOOR

Stairs rise from the reception hall to the galleried landing.

GALLERIED LANDING

Opening off the galleried landing are the bedrooms.

MASTER BEDROOM SUITE

14'2" x 14'

A beautifully decorated room with central heating radiator. Door to dressing room.

DRESSING ROOM

13'9" x 10'

A very impressive dressing room which is fully fitted with back-lit storage with hanging and shelving. There are some shoe drawers and display shelves for handbags.

EN-SUITE BATHROOM

A luxurious en-suite. There is an inset bath, walk in shower enclosure, a floating trough sink with two taps with drawers beneath and mirror over. Gold heated towel rail.

GUEST BEDROOM

17'9" x 13'1"

A delightful room with central heating radiator. Central heating radiator. (First measurement into bay)

EN-SUITE

Corner shower enclosure with rainfall and hand held shower attachments, floating wash hand basin, low flush lavatory, ladder style towel rail.

BEDROOM THREE

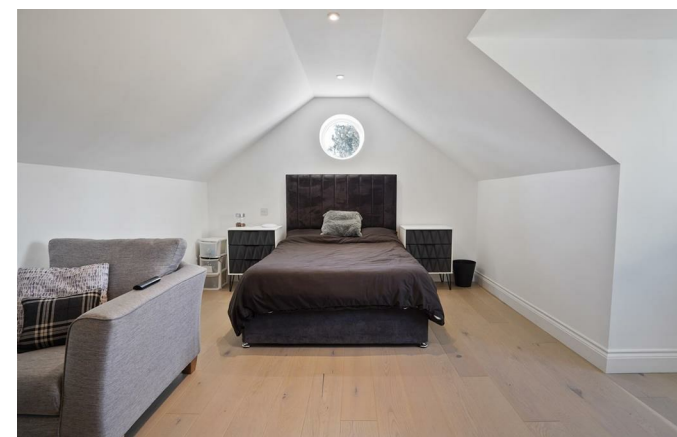
12'7" x 11'7"

A good sized double bedroom with central heating radiator.

BEDROOM FOUR

9'4" x 8'7"

Used by the current owners as a home office. Central heating radiator.



SHOWER ROOM

With walk in shower enclosure and floating wash hand basin set in vanity unit, low flush lavatory.

OUTSIDE

Double electric security gates onto a stoned parking area fronting onto which is the double garage.

DOUBLE GARAGE

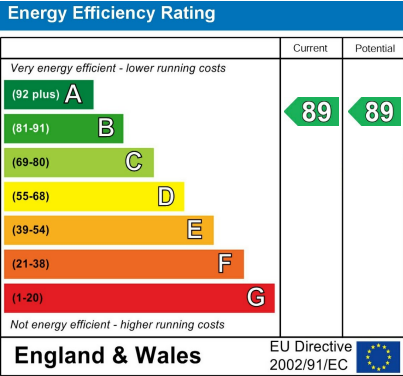
19'10" x 9'8"
With two electric roller shutter doors.

THE GARDENS

The gardens are beautifully landscaped with a large terrace adjoining the house which connects directly into the living kitchen, perfect for large parties. A pathway leads all the way down to an ornamental pond, a covered veranda and contemporary timber studio.

COUNCIL TAX BAND

Hinckley and Bosworth Council Tax Band E.









Sketchley
Hill House

Post & Parcels





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

Sales: **01455 890898**

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