

8 & 9 Cadeby Court,
Cadeby,
Warwickshire, CV13 0AR





£1,300,000

GENERAL

A sensational 'Barn' style home with luxurious self-contained Annexe, the perfect set up for multi-generational living. The main barn has five bedrooms and five bathrooms and the annexe has two bedrooms and two bathrooms. The 'Barn' is set in an exclusive and secure courtyard setting. There are beautifully landscaped South and West facing gardens which wrap around the property. The accommodation briefly comprises in the main residence, a wonderful living kitchen with bi-fold doors opening into the garden, a charming sitting room with vaulted ceiling and wood burning stove, a home office and five bedrooms, four of which have en suites. In the Annexe there is a second luxurious living kitchen two bedrooms with en suite shower rooms and a large dressing room, with the potential to create a third bedroom if required.



LOCATION

Cadeby is a charming village located immediately to the South East of Market Bosworth. The village is one of the prettiest in the area and is largely made up of period cottages and houses. Market Bosworth is one of the most well regarded and exclusive towns in West Leicestershire. The town services a wide area and there is a traditional market every Wednesday as well as a Farmers Market on the fourth Sunday of every month. The town is home to one of the area's leading private schools, The Dixie Grammar, there are also Primary and High Schools. It should be noted that the High School has been rated as 'outstanding' by Ofsted. There is a thriving community with a variety of sports clubs including rugby, football and bowls. There is also a large country park overlooked by the historic Bosworth Hall Hotel. There is a high speed rail link from Nuneaton making it possible to commute to London Euston by train in just under an hour, with Atherstone Station being a useful alternative servicing other routes.

THE MAIN BARN (NO 8)

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

RECEPTION HALL

A magnificent introduction to the property with cloaks cupboard and stairs rising to the first floor PLAYROOM. A door opens to a passage from which the bedrooms and a study area are accessed.

CLOAKROOM

Low flush lavatory, floating wash hand basin with back lit mirror.

SITTING ROOM

18'3" x 16'1"

A charming room with vaulted ceiling, wood burning stove and bi fold doors opening into the garden.

LIVING KITCHEN

31'1" max x 18'4" red to 8'8"

The kitchen area is fitted with a traditional range of base and wall cabinets with polished quartz work surfaces and a generous range of integrated appliances including two "Neff" ovens, an induction hob with retractable extractor, a full height fridge and freezer and wine fridge. There is a breakfast island with seating for eight, larder cupboard and a sink unit with boiling tap. Bi fold doors open into the garden.

UTILITY

9'5" x 6'9"

Fitted units matching those in the kitchen with quartz work surfaces. Plumbing for a washing machine and back door to garden.

MASTER BEDROOM

18'4" x 12'7"

A sumptuous master bedroom which overlooks the garden.

DRESSING ROOM

8'5" x 8'2"

With a comprehensive range of shelving and hanging rails.

EN-SUITE

Shower enclosure with rainfall and hand held shower attachments, floating wash hand basin with medicine cupboard and pelmet lighting over, low flush lavatory.

BEDROOM TWO

14' x 12'7"

A double bedroom with fitted wardrobes.

EN-SUITE

Shower enclosure with rainfall and hand held shower attachments, a floating wash hand basin with medicine cupboard and pelmet lighting over, low flush lavatory.

BEDROOM THREE

13'9" x 12'9"

A good sized double bedroom with fitted wardrobes.

BATHROOM

Suite comprising a panelled bath with shower screen, with rainfall and hand held shower attachments, floating wash hand basin with back lit mirror over, low flush lavatory. Central heating radiator.

STUDY AREA

13'9" x 9'4"

With stairs rising to first floor. Door to garden. Tiled finish to floor.

ON THE FIRST FLOOR

Opening off the first floor landing are two bedrooms.

BEDROOM FOUR/GAMES ROOM

13'2" x 9'8"

With vertical radiator, fitted wardrobes running along one wall with a door concealed in the wardrobes opening into the en-suite.

EN-SUITE

Shower enclosure, low flush lavatory, floating wash hand basin, chrome ladder style towel rail.

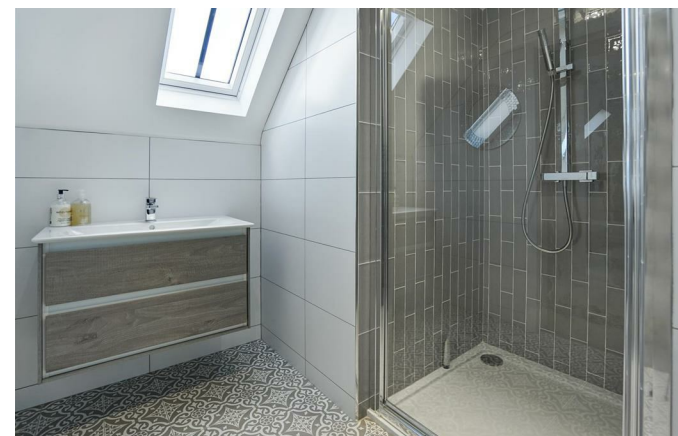
BEDROOM FIVE

19'3" x 9'8"

A charming bedroom with roof lights, vertical radiator. Opening into a dressing area.

DRESSING AREA

Shelving and cupboards.



EN-SUITE

Shower enclosure, low flush lavatory, floating wash hand basin, chrome ladder style towel rail. Connecting door to the annexe.

THE GARDENS

The gardens, which face West and South, are a real sun trap. They have been cleverly landscaped with family life and entertainment very much in mind. There are terraces adjoining the barn which connect directly into the barn through bi fold doors. An impressive contemporary cabin with games room, store room, outdoor kitchen and verandah. To the side of the barn there is a sunken trampoline and a five-a-side football pitch with lighting for evening games.

ANNEXE (NO9)

With front door opening into a reception hall.

RECEPTION HALL

A delight reception hall with understairs storage and stairs rising to the first floor.

HOME OFFICE

11'2" x 9'

Overlooking the garden, the home office is fitted with a impressive range of shelving and cupboards.

LIVING KITCHEN

21'6" x 18'2"

A lovely light room with bi fold doors opening into the garden. There is high quality range of base and wall cabinets with polished quartz work surfaces. Integrated appliances include a "Neff" induction hob, two "Neff" ovens, a "Bosch" fridge and freezer and "Bosch" dishwasher. There is a wash hand basin with boiling tap and sink incinerator, fridge freezer and a Butler's cupboard.

UTILITY

9'5" x 5'8"

Utility cupboard with plumbing for a washing machine, base unit with Butler's sink.

MASTER BEDROOM

18'2" x 13'7"

An impressive room that overlooks the garden. DRESSING ROOM with shelving and hanging rails.

EN-SUITE

Shower enclosure with rainfall and hand held shower attachments, floating wash hand basin and low flush lavatory.

DRESSING ROOM

With fitted shelving and rails.

ON THE FIRST FLOOR

Stairs rise from the reception hall to a large landing, opening off which is the dressing room.

BEDROOM TWO

17'2" x 8'9"

A double bedroom with fitted wardrobes and vertical radiator.

EN-SUITE

Shower enclosure with both rainfall and hand held shower attachments, floating wash hand basin, low flush lavatory. Connecting door to main barn.

DRESSING ROOM

23'9" x 9'8"

With a long run of fitted wardrobes and door to store room. It should be noted that a third bedroom could be created in this area. (measurements include wardrobes)

OUTSIDE

There is an enclosed garden to the rear with timber fencing and raised beds. The garden is mainly laid to lawn with terraced areas.

IMPORTANT NOTE

The property is part of a community management service, consisting of the 8 properties. This is managed by their Residents' Committee which is voted for by the residents. The owners currently pay £30.00 per month to cover any general site maintenance upkeep requirements.

COUNCIL TAX BAND

8 Cadeby Court: Council Tax Band F. 9 Cadeby Court: Council Tax Band C.

GARAGING

There is garaging with wooden double doors, power and light and parking spaces to the front.

















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	69
(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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