

The Hideaway, 48B Barton Road
Market Bosworth
CV13 0LQ

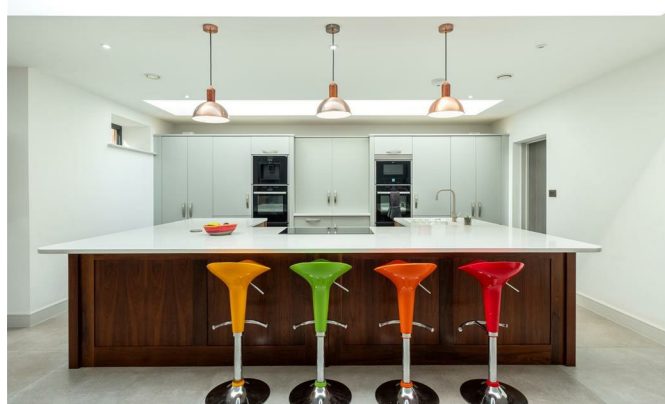




£1,250,000

GENERAL

Welcome to The Hideaway — an innovative, contemporary home where striking architecture meets inspired living. Designed with imagination and precision, this property blends bold design with natural light, open spaces, and beautiful materials. Set discreetly within its plot, the home feels both cutting-edge and sympathetic to its surroundings, with a sedum roof and larch cladding softening its presence and enhancing its uniqueness.



THE HOUSE

This is a modern family living at its finest. The lower ground floor is the heart of the home — a breathtaking open-plan kitchen, dining and living space with full-height glazing that floods the interiors with natural light and frames views of the private courtyard. The kitchen is complemented by a traditional pantry and separate utility, perfectly balancing style and practicality.

Accommodation includes:

Three luxurious double bedrooms, each with its own ensuite; two also enjoy dressing rooms.

Two further bedrooms upstairs, sharing a stylish Jack & Jill shower room.

A large integral double garage with electric roller shutter door.

Every detail has been carefully considered to combine comfort, function, and elegance.

OUTSIDE

The Hideaway sits within a secure gated development, offering both privacy and peace of mind. Electric gates open to a block-paved drive with ample parking and direct access to the double garage.

The gardens have been intelligently landscaped across three levels:

An upper terrace with glass balustrade, the perfect spot to take in sweeping countryside views.

A lawned area with pergola for relaxed afternoons.

A sunken courtyard that feels wonderfully private — ideal for outdoor dining and entertaining long into the evening.

LOCATION

Set on Barton Road, one of Market Bosworth's most prestigious addresses, The Hideaway enjoys an unrivalled position. Market Bosworth itself is one of West Leicestershire's most desirable towns — charming, historic, and exceptionally well connected.

Highlights include:

The renowned Dixie Grammar School and an Ofsted-rated "Outstanding" High School.

Weekly traditional markets and monthly farmers' markets.

A wealth of independent shops, restaurants, churches and community amenities.

Scenic attractions include: Bosworth Country Park, the Ashby Canal and the famous Battlefield Heritage site.

ON THE GROUND FLOOR

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

RECEPTION HALL

An impressive introduction to the house with contemporary glazed balustrade and a flight of stairs descending to the lower ground floor. Opening off the reception hall are two bedrooms and the double garage.

BEDROOM FOUR

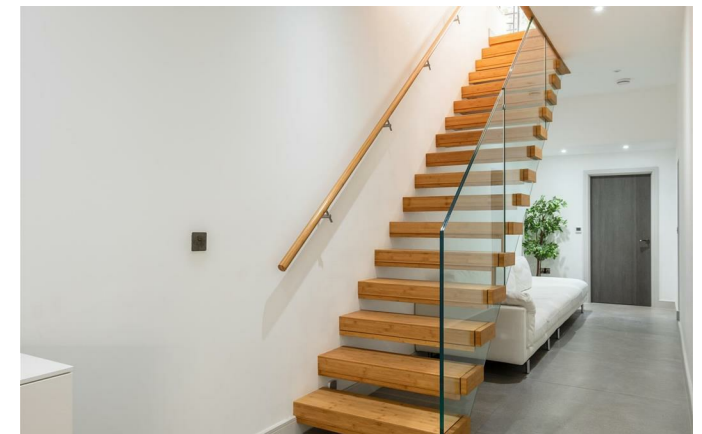
Currently used as a home office. There is a French door opening into the roof garden and a further door opening into the Jack and Jill en-Suite.

JACK AND JILL EN-SUITE

Walk in shower enclosure with rainfall and hand held shower attachments, wash hand basin set in floating vanity unit, low flush lavatory and heated towel rail.

BEDROOM FIVE

French door opening onto the roof garden and a door to the Jack and Jill En-Suite.



DOUBLE GARAGE

21'2" x 18'2"

With electric roller shutter door.

LOWER GROUND FLOOR

A flight of stairs descent to the LOWER HALL opening off which are the principal bedrooms and the open plan living kitchen.

LIVING KITCHEN

A sensational open plan living space. The kitchen area is fitted with a fashionable range of base and wall cabinets with a combination of walnut and painted fronts together with silestone work surfaces. There is an island unit with breakfast bar, "Neff" induction hob, sink unit with boiling tap and dual zone wine fridge. There is a generous range of integrated appliances by "Neff" including two ovens both of which have heated drawers, a 'bean to cup' coffee machine and microwave. There is also a full height larder fridge and separate full height freezer.

DINING AND SITTING AREA

Opening off the kitchen are the sitting and dining areas with sliding doors opening onto the Sunken terrace.

PANTRY

A really useful pantry.

UTILITY ROOM

There are fitted base and wall units with silestone work surfaces and plumbing for a washing machine.

MASTER BEDROOM

A wonderful room with sliding patio doors opening onto the sunken terrace.

DRESSING ROOM

The dressing room is fitted with a comprehensive range of hanging wardrobes, shelving and drawers.

EN-SUITE

A luxurious en-suite. There is a shower enclosure with rainfall and hand held shower attachments, floating wash hand basin with electric shaver point over, double flush lavatory and chrome ladder style towel rail.

GUEST BEDROOM

The guest bedroom would also make a superb master bedroom. There are sliding patio doors opening onto the sunken terrace. Dressing area with a comprehensive range of fitted wardrobes.

EN-SUITE

A large en-suite with contemporary bath tub, shower enclosure with rainfall and hand held shower attachments, wash hand basin set in vanity unit with back lit mirror behind and electric shaver point.

BEDROOM THREE

A good sized double bedroom with sliding patio doors opening onto the sunken terrace.

EN-SUITE

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

SUNKEN TERRACE

The sunken terrace is a very private and sheltered space, perfect for outdoor dining and entertaining. In one corner there is a raised planter. There are steps up to the garden.

THE GARDEN

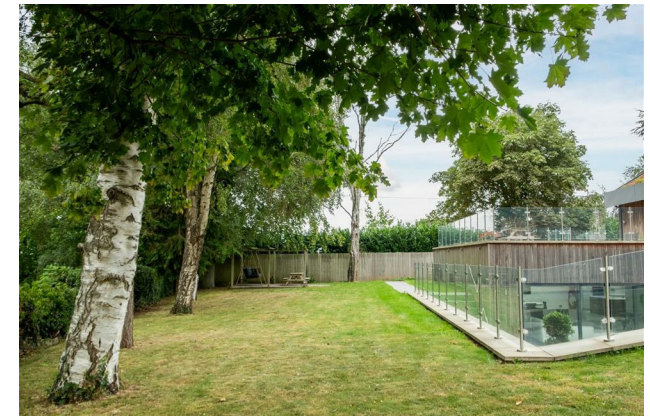
The garden is principally lawned with a gazebo in one corner. Steps from the lawn rise to the roof garden.

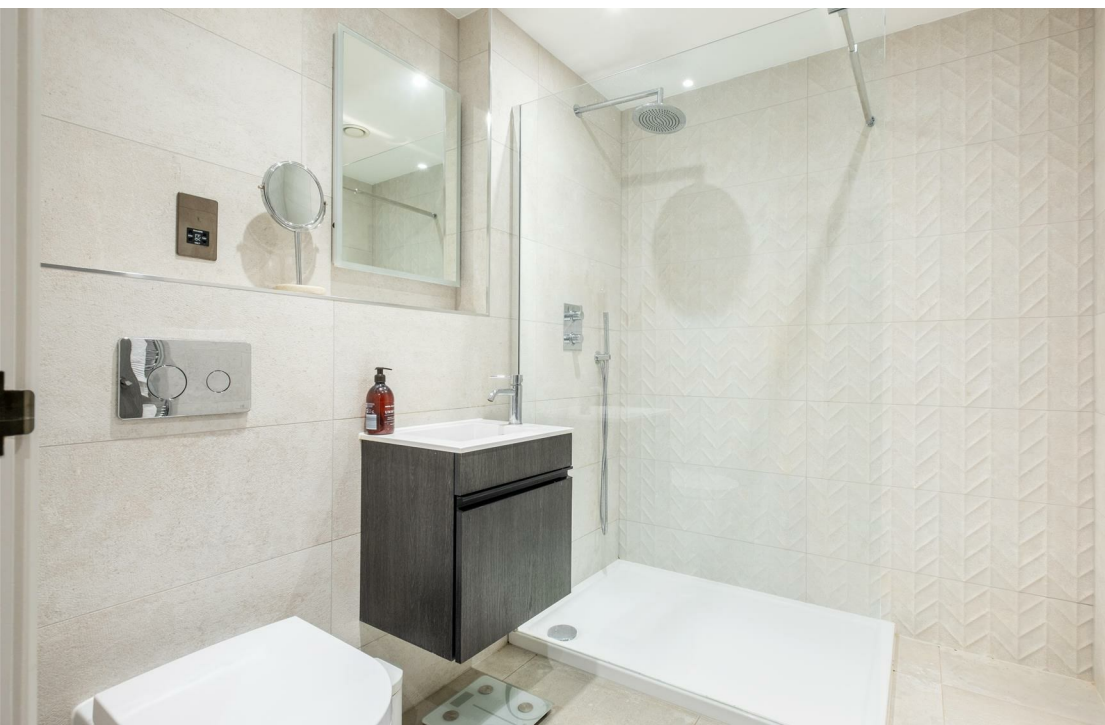
ROOF GARDEN

The roof garden has an artificial grass and paved surface. There is a glass balustrade running around the perimeter

COUNCIL TAX

Hinckley & Bosworth Council Tax Band H.







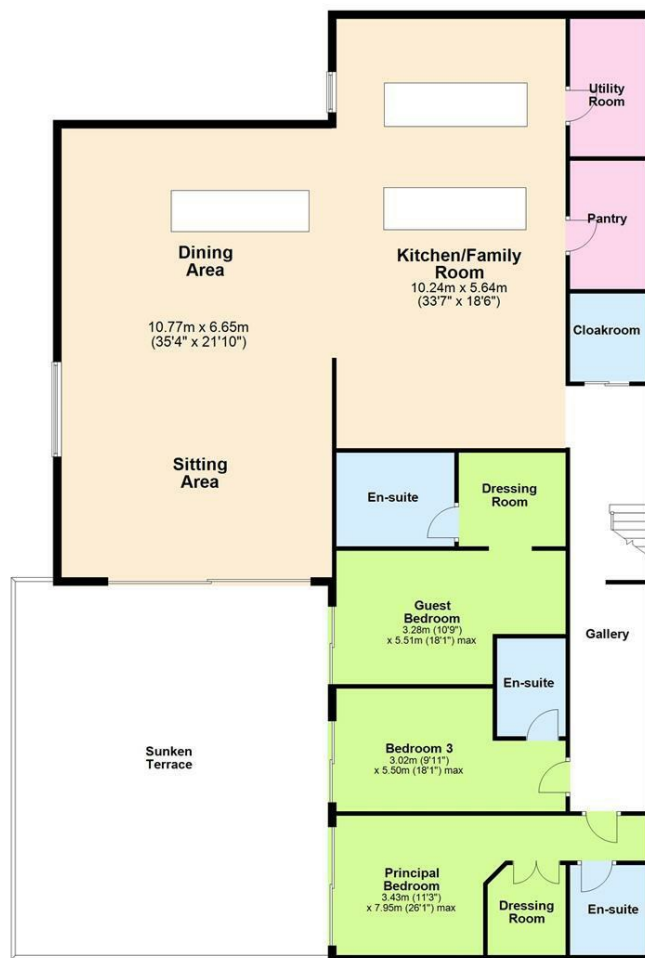








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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