



5 Cadeby Court,  
Cadeby,  
CV13 0AR





£1,250,000

#### GENERAL

An exceptional contemporary house built in a traditional style on an exclusive gated development located on the edge of Cadeby. The house is set on a wonderful plot with extensive gardens set in approximately 0.35 acres. The well planned accommodation briefly comprises on the ground floor, a sensational reception/dining hall, a living kitchen with a stylish range of cabinets, a sitting room with wood burning stove, family room with wood burning stove and home office. There are five double bedrooms, two of which have en-suites and a family bathroom. Outside, there are extensive gardens and garaging.

#### 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 HOUSE

There is underfloor heating throughout the ground floor and the accommodation is arranged over two floors as follows. Front door opening into reception/dining hall.

#### RECEPTION/DINING HALL

19'3" x 13'10"

A spectacular introduction to the house. It is flooded with light through two windows which run the through the full height of the house. There is a magnificent staircase rising to the galleried landing which overlooks the dining hall. The principal feature is the double sided woodburning stove, shared with the sitting room. There is also a cloaks cupboard and two storage cupboards.



#### SITTING ROOM

18'3" x 18'3"

A wonderful light room with a parquet floor, wood burning stove and two sets of French doors with electric blinds opening into the garden.

#### HOME OFFICE

10'7" x 10'2"

Overlooking the garden.

#### FAMILY ROOM

18'3" x 13'

A charming cosy room with wood burning stove with potential for any number of uses.

#### KITCHEN

17'1" x 14'4"

The kitchen is fitted with a fashionable range of base and wall cabinets with high gloss fronts and quartz work surfaces. There is an island unit with breakfast bar and integrated appliances include a "Bosch" induction hob with extractor over, a "Bosch" double oven, "Bosch" fridge freezer and dishwasher. Inset sink unit with mixer tap over, tiled finish to floor and French doors to the garden.

#### UTILITY

7'9" x 6'4"

Fitted base unit under which there is plumbing for a washing machine and door to the garden.

#### ON THE FIRST FLOOR

Stairs rise from the reception/dining hall to the galleried landing.

#### GALLERIED LANDING

The galleried landing is quite spectacular. There is a window seat overlooking the garden and a beautiful chandelier which the owners will be leaving. There is an airing cupboard and opening off the galleried landing are the bedrooms and family bathroom.

#### MASTER BEDROOM

17'2" x 14'5"

A delightful room with central heating radiator.

#### EN-SUITE

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

#### BEDROOM TWO

18'5" x 10'6"

An impressive room that overlooks the garden. There are French doors opening onto a Juliet balcony. Central heating radiator.

#### BEDROOM THREE

18'4" max x 17'2" max

A good size double bedroom with two central heating radiators.

#### EN-SUITE

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

#### BEDROOM FOUR

18'4" x 13'

A good sized double bedroom with central heating radiator.

#### BEDROOM FIVE

14'3" x 10'1"

Country views. Central heating radiator.

#### BATHROOM

Suite comprising a contemporary bath tub, shower enclosure with rainfall and hand held shower attachments, wash hand basin on floating vanity unit, low flush lavatory, heated towel rail.

#### OUTSIDE

The house is approached through double gates opening onto the large courtyard with a shared drive leading to a parking area in front of the house. There are landscaped gardens to the front. Opening onto the parking area is the double garage.

#### DOUBLE GARAGE

17'10" x 19'3"

With two sets of wooden double doors.

#### THE MAIN GARDENS

The main gardens wrap around two sides of the house. There are two separate patio areas for outdoor dining and entertaining.

#### IMPORTANT NOTE

There is a Management Company owned and controlled by the residents. The Management Company is responsible for maintaining the common areas and electric gate. Residents also share an LPG tank but each property is separately metered and gets their own bill from Calor Gas.

#### COUNCIL TAX BAND

Hinckley and Bosworth Council Tax Band G.













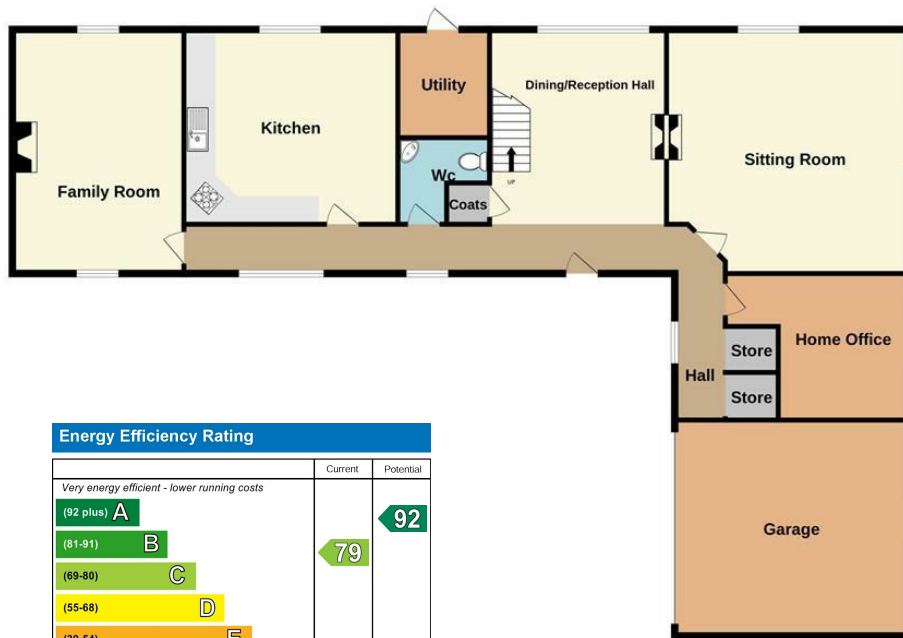








Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	79	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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