



Sketchley Hill House
Rugby Road | Burbage | Hinckley | Leicestershire | LE10 2ND

SKETCHLEY HILL HOUSE



A stunning example of a detached character home that has been extended and dramatically improved by the present owners.



KEY FEATURES

Sketchley Hill House, originally built in 1904, occupies a plot of more than a third of an acre, on this established and desirable street in Burbage, Leicestershire. The property has been meticulously extended and improved and now offers over 4,000 ft² of accommodation, which encompasses five bedrooms including a principal bedroom with stunning dressing room and ensuite bathroom. There's three generous reception rooms, including a stunning, L shaped, open plan living kitchen with three glazed canopies and wonderful views of the landscaped gardens. The property has ample off-road parking (electric gates to be installed) and a double garage with a versatile additional bedroom suite above, offering the option for multi-generational living or the perfect work from home area. The ground floor has a sitting room, gym/office, boiler room, a generous utility room, a ground floor shower room, and separate entrance hall with boot room. The property also benefits from both thermal and electric solar panels, supplying batteries located in the garage as a supplementary heating source.

Ground Floor

Sketchley Hill House has a spectacular entrance hall with quality herringbone floor, stairs leading off the first floor and a useful study or gym, whilst across the hall is the sitting room with double glazed, sash bay window and attractive fireplace with log burner. The utility room is at the side of the house with an adjacent boiler room. The entrance hall has contemporary style, black aluminium sliding doors that lead to a large kitchen living area, which has large meter square floor tiles throughout the extension, together with three glazed canopies that provide plenty of natural light, LED downlighters and double glaze doors leading to the rear terrace. The kitchen has a spectacular island unit with Twin Belfast sink and built-in dishwasher, a further built-in fridge freezer, high-quality work surfaces, bespoke units with quality internal fittings and a Mercury cooking range with extractor hood above.

Above the garage is a considerable double bedroom with separate staircase leading from the other entrance hall in the house which has some bespoke storage for cloaks and shoes. This versatile space offers various options, including multi-generational living, or the perfect work from home area. There is an additional small storage room and ground floor shower room to service the bedroom above the garage.













First Floor

The first floor has access to four bedrooms, one of which is used as a useful study. Bedroom three is a double bedroom with access to a refitted separate shower room on the landing, whilst bedroom two has a newly fitted ensuite shower room and double glaze sash bay window, with views of the frontage. The impressive master bedroom has a large dressing room and luxuriously appointed ensuite bathroom.

On the south facing elevation there is a variety of solar panels, both thermal and electric, supplying batteries in the garage.













Outside

Sketchley Hill House has a generous frontage with rendered pillars, with electric gates (yet to be installed), a gravelled driveway for several vehicles and access to a double garage. There is newly planted trees and shrubs that will create plenty of privacy. The rear garden has been carefully landscaped with an attractive shaped rear terrace, pathway leading past the hot tub all the way down to an ornamental pond, a covered veranda and timber studio, perfect for outdoor and summer entertaining.







LOCATION

Burbage is a village and civil parish located in the Hinckley and Bosworth district of Leicestershire, England. Situated on the southwestern outskirts of Hinckley, Burbage is approximately 16 miles southwest of Leicester, the county town. Its history dates to at least Norman times, as evidenced by its mention in the Domesday Book of 1086.

Over the years, Burbage has evolved from primarily an agricultural community to a residential area with a growing population. The village offers typical amenities such as shops, pubs, schools, and churches, catering to the needs of its residents. Additionally, Burbage benefits from its proximity to Hinckley, where a wider range of services and facilities can be found.

Surrounded by picturesque countryside, Burbage provides opportunities for outdoor activities such as walking, cycling, and exploring nature. Burbage Common and Woods, a local nature reserve, offer green spaces for relaxation and recreation.

Transport links are convenient, with the village being well-connected by road. The A5 road passes nearby, providing easy access to neighbouring towns and cities. Furthermore, bus services connect Burbage to Hinckley and other surrounding areas.

Overall, Burbage is a charming village with a rich history and a tranquil atmosphere, making it an appealing place to live or visit.



INFORMATION

Services, Utilities & Property Information

Utilities – gas central heating, electricity, mains water, and broadband are connected. The property benefits from thermal and electric solar panels, that charge batteries located in the garage.

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area we advise you to check with your provider.

Broadband Availability – Ultrafast broadband (FTTP) is available in the area.

Tenure – Freehold

Title – There are easements and restrictive covenants on this title. Please speak to the agents for further information.

Directions – Postcode LE10 2ND

Local Authority: Hinckley & Bosworth
Council Tax Band: E

Viewing Arrangements

Strictly via the vendors sole agents Sam Funnell 07714515484 & Claire Heritage 07894561313

Website

For more information visit www.fineandcountry.com/rugby-estate-agents

Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROSS INTERNAL AREA: 3543 sq ft, 329 m2
 LOW CEILINGS: 117 sq ft, 11 m2
 GARAGE & OUTBUILDING: 417 sq ft, 39 m2
OVERALL TOTALS: 4077 sq ft, 379 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



CLAIRE HERITAGE

PARTNER AND PROPERTY MARKETING EXPERT

Fine & Country Rugby

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Claire has worked in the property industry for over 18 years, during which time she has mastered the ever changing marketing techniques that have evolved numerous times during her working life. In particular, Claire is a marketing manager and social media expert which puts her in the perfect position to elevate the status of your home and create a successful and bespoke marketing strategy tailored to your needs. She has received many awards and testimonies from her contemporaries and clients alike. Claire is consistently dedicated to her role and is the consummate professional, always going out of her way to help others at any given time. With her warm personality and outstanding customer service, Claire's sole aim is to ensure that our clients' journey is as smooth and as stress free as possible. Claire works closely with her partner Sam (Fine & Country Branch Partner) and lives in Rugby with her two children.



SAM FUNNELL

BRANCH PARTNER

Fine & Country Rugby

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Sam heads up the team in Rugby and has worked in a Managerial capacity in the local area with other agents for over 20 years. Sam combines his wealth of local knowledge, with an enthusiasm for marketing, service and results. He is more than happy to provide a bespoke, tailored plan to aid any seller's move using Fine & Country's incredible marketing tools. The office constantly receives repeat business and excellent reviews, a true testament to the quality of service that Sam and the team consistently deliver.

THE FINE & COUNTRY
FOUNDATION

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