



Cherrymeade
136 Sapcote Road | Burbage | Hinckley | Leicestershire | LE10 2AY

FINE & COUNTRY

CHERRYMEADE

An exceptional and extensively enhanced residence, “Cherrymeade” is a bespoke 1950 architect-designed gem, among the finest in Burbage. The elegant interiors boast a stunning living kitchen, three reception rooms, and five luxurious bedrooms, including a master suite. Impeccably decorated with top-tier finishes, featuring bespoke “Charnwood of Loughborough” kitchen and bedroom furniture. The manicured south-facing gardens offer multiple terraces for alfresco dining. A highlight is the remarkable leisure complex, versatile for numerous uses (subject to consent). At the garden’s end, find a quaint stable block and storage area.



KEY FEATURES

Accommodation summary

The accommodation spans two floors, with the front door opening into a reception hall featuring stairs to the first floor, elegant cornicing, and a central heating radiator. The sitting room exudes charm with its elegant fireplace, housing a gas wood-burning stove, decorative alcove, and classic ceiling cornicing. The family room, perfect for gatherings, includes a contemporary gas fire, French doors opening to the garden, and intricate ceiling cornicing. The garden room offers seamless indoor-outdoor living with French doors to the garden and a beautifully tiled floor, connecting to the stunning living kitchen. This sensational space features hand-crafted units by "Charnwood Kitchens of Loughborough", a state-of-the-art "AEG" five-burner gas hob with "Miele" extractor, integrated "Miele" dishwasher, "AEG" microwave, double oven, and "Miele" coffee machine. The kitchen also boasts an inset sink and drainer unit, a central island with a breakfast bar, and bi-fold doors that open to the garden, bringing the outside in. The area is enhanced with detailed ceiling cornicing, a stylish tiled floor, and access to the rear hall, which opens to the garden and parking area. The home office, overlooking the garden, is fitted with bespoke furniture, including a knee hole desk and file drawers, offering an inspiring workspace. The utility room provides practical solutions with plumbing for a washing machine, fitted units with a hardwood worktop, and an integrated sink. The cloakroom is elegantly appointed with a double flush lavatory, wash bowl, and ladder-style towel rail.





SELLER INSIGHT



When we first discovered Cherrymeade, we were immediately struck by its distinct character. This architecturally unique home, built in 1950, is truly one of a kind in the district. The bespoke church-style windows that grace the front of the house add a touch of grandeur, while the generous grounds, both front and rear, create a sense of openness and serenity that is rare to find.

Living here has been an absolute pleasure. The spacious rooms, all finished to the highest standards, offer a perfect blend of luxury and comfort. Our kitchen diner, for instance, has become the heart of our home—an ideal gathering place where we've celebrated countless family milestones. The south-facing rear garden is bathed in sunlight from dawn until dusk, providing a tranquil space for relaxation, outdoor dining, and entertaining. The leisure complex, nestled in the rear garden, has been a versatile addition to our home. It has not only served as a workspace but also as a hub for exercise and relaxation. We've even hosted larger gatherings in this space, making it a truly multifunctional area.

Since purchasing Cherrymeade in October 2003, we have meticulously renovated and enhanced every aspect of the home. We extended two of the bedrooms, expanded the kitchen, and introduced a garden room. One of our more significant projects was converting the original Hammonds bedroom furniture workshop into the leisure complex. Every renovation was executed with high-level specifications, ensuring that the house meets modern standards while retaining its historic charm.

The neighbourhood is equally impressive. It's a highly sought-after area within the county, with well-maintained properties and a vibrant community. Our close neighbours are a delightful mix of young families and mature residents, all of whom contribute to the warm and welcoming atmosphere. The village itself is bustling with various community groups, catering to all ages and interests. One of our favourite traditions is the annual Christmas carol event around the village tree, which draws over a thousand people and marks the festive season in a truly magical way.

The location of Cherrymeade has been perfect for our lifestyle. A short five-minute walk leads to Burbage Common and Woods, an environmental protection zone ideal for walking and rambling. The house is also perfectly positioned within what's known as the "golden triangle," offering direct access to the M69, connecting the M6 and M1 motorways. This allows for seamless travel to major cities like London and Manchester, as well as easy access to Heathrow and Manchester airports.

One of the many advantages of Cherrymeade is the abundance of natural light it receives. Being south-facing, the house is bathed in sunlight throughout the day. This not only enhances the warmth and ambiance of the home but also contributed to our excellent EPC rating of Band C—quite exceptional for a property of this age.

The outdoor spaces have been a constant source of enjoyment for us. We've hosted numerous barbecues, relaxed in the garden, and even set up football pitches for our grandchildren. The sunshine, ever-present in the south-facing garden, was a significant factor in our decision to purchase the property.

Our time at Cherrymeade has been filled with wonderful memories. We've hosted significant events like our 50th and 60th birthday parties, where we entertained over 100 guests in the house and grounds. The leisure complex has also been the venue for our annual Cheltenham Gold Cup day, where 45 friends gathered to celebrate in style.

*For anyone considering making Cherrymeade their home, our advice is simple: immerse yourself in the local community, enjoy the stunning natural surroundings, and make the most of every moment in this exceptional property. Cherrymeade has not only been a home but a sanctuary, and we hope it will bring as much joy to its next owners as it has to us.**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







On the first floor, the landing leads to a series of luxurious bedrooms. The master bedroom suite is a haven of tranquillity, featuring a dressing area with exquisite walnut bespoke wardrobes, a matching knee hole dressing table, and breathtaking views over the garden and countryside. Its contemporary en-suite includes a large walk-in shower enclosure, wash bowl on a countertop, and a ladder-style towel rail. The guest bedroom, previously the master bedroom, is equally impressive, with fitted wardrobes, a dressing table, and a full-height bay with glass doors opening onto a balcony that overlooks the garden. Its en-suite bathroom is well-appointed with a shower enclosure, low flush lavatory, bidet, wash hand basin, and a ladder-style towel rail. The additional bedrooms are generously sized, with fitted wardrobes, dressing tables, and lovely views over the garden. The luxurious family bathroom is designed for relaxation, featuring a spa bath, walk-in shower enclosure with rainfall and handheld fixtures, wash hand basin, bidet, low flush lavatory, and two ladder-style towel rails.













Outside, double gates open onto a drive leading to the garage. The house is set well back from the road, surrounded by beautifully landscaped front gardens with lush lawns and vibrant flower borders. The main garden to the rear is a true sanctuary, featuring extensive terracing adjoining the house, a manicured lawn, and a remarkable leisure complex. This complex, formerly a workshop for the Hammond family of Hammonds Fitted Furniture, now offers a superb suite of rooms for entertaining, complete with satellite TV connection, an alarm system, and air conditioning units. To the rear of the complex, there is a hay store and two stables, adding to the property's charm and versatility. This home is not just a place to live, but a wonderful haven of elegance and comfort.







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 - Water Supply, Mains Sewerage, Heating, Electricity Supply,

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

Broadband Availability - Superfast Broadband Speed is available in the area, with predicted highest available download speed 32 Mbps and highest available upload speed 6 Mbps.

Tenure - Freehold

Directions - manage.buildsjacket - LE10 2AY

Local Authority - Hinckley & Bosworth

Council Tax Band - G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number

Website

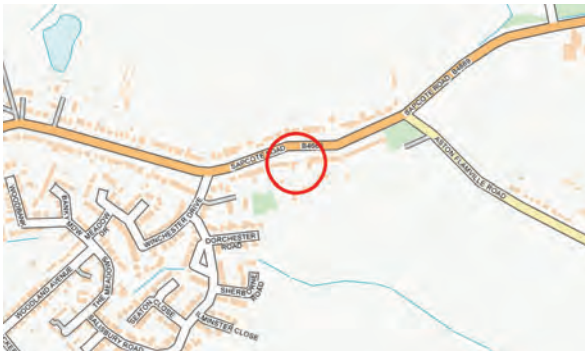
For more information visit F&C Microsite Address <https://www.fineandcountry.com/index.html>

Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 309.0 sq. metres (3325.7 sq. feet)



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. Printed 27.08.2024





FINE & COUNTRY

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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.



GRAHAM LEE

PARTNER AGENT

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Graham has worked in the estate agent industry for two decades. He has worked in and around the Warwickshire, Leicestershire and Northamptonshire borders for the majority of that time. Graham fully understands the importance of tailored marketing and service levels to achieve the best possible price for the type of homes here at Fine & Country. His knowledge in the local market is second to none and his success, he believes is down to his commitment and determination to help his clients achieve their goals.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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