



8 & 9 Cadeby Court
Sutton Lane | Cadeby | Nuneaton | Warwickshire | CV13 0AR



8 & 9 CADEBY COURT

Welcome to Cadeby Court, an exclusive luxury development just outside Cadeby, where elegance and privacy converge to create an unparalleled living experience.



Accommodation Summary

Welcome to Cadeby Court, an exquisite luxury development on the outskirts of Cadeby, where elegance and privacy converge to create an unparalleled living experience. This exclusive enclave is accessible through electronic gates, ensuring utmost privacy and security. As you enter, the meticulously landscaped gardens and stately driveway, with ample visitor parking and two garages equipped with power and lighting, set the stage for the grandeur within.

Upon reaching the front door, you are welcomed into a light and airy entrance hall, where the polished tiles, underfloor heating, and double-glazed windows with wood shutters exude sophistication. The entrance hall features an under-stair cupboard, a boot room, and access to the downstairs rooms. Ascend the elegant staircase to a mezzanine area that leads to a playroom or hobby room, ideal for recreational activities.

The expansive lounge, with its vaulted ceiling and exposed brick chimney, is a perfect blend of comfort and luxury. Natural light floods the space through double-glazed windows and bifold doors that open onto the landscaped rear garden. The lounge also features a cosy wood burner, creating a warm and inviting atmosphere.

The heart of the home is the luxurious kitchen/breakfast family room. This culinary haven boasts a central island with an integrated induction hob and extractor fan, a wine chiller, and a breakfast table that seats eight. The kitchen is equipped with top-of-the-line integrated appliances, including double Neff ovens, a dishwasher, a full-length fridge, and a freezer. The double-glazed windows and bifold doors provide stunning views of the landscaped garden and direct access to the alfresco patio, perfect for outdoor dining.

Adjacent to the kitchen is the well-appointed utility room, featuring ample storage, integrated appliances, and access to the side garden. This room is designed with the same luxurious finishes as the kitchen, ensuring a seamless flow throughout the home.

The sleeping quarters on the ground floor offer tranquillity and comfort. The guest suite features high ceilings, recessed lighting & fitted wardrobes. A luxurious contemporary family bathroom. Another spacious bedroom on the ground floor also includes fitted wardrobes and a contemporary en-suite with a waterfall shower. The principal bedroom is a sanctuary of luxury, with dual-aspect windows, high ceilings, recessed lighting, and an opulent en-suite bathroom. This suite also includes a dressing room with ample storage for clothing and accessories.

The boot room at the rear provides additional storage and workspace, ideal for a home office. This area, with its double-glazed door and windows, offers views of the landscaped garden and easy access to outdoor spaces. The first-floor landing is spacious and bright, featuring skylight windows, a boiler cupboard, and two additional bedrooms with luxurious en-suite bathrooms, ample storage and one boasts dressing room.





Seller Insight

“It was the position of Cadeby Court which first drew us to this family home,” say the current owners. “The property itself is set in the most idyllic area of countryside, away from the hustle and bustle of town. With stunning views, local country parks and amazing history on the doorstep, it felt like an absolutely ideal location for us to bring up our children.”

The owners have put their own stamp on the property during their time there. “Since moving in, we have increased the number of bedrooms with a large renovation of the upstairs roof space to incorporate new ensuite bedrooms,” they say. “Further to this we have extensively landscaped the gardens, creating a space which can be used all year round and truly fits in with the aesthetic of the surrounding countryside, with a modern twist. We love to entertain, and the garden has become a focal point for family gatherings and so much more.”

Indeed, this is the ideal home for everyday life and entertaining alike, both indoors and out. “Inside, the lounge is a lovely cosy space to sit in and unwind,” the owners say. “Outside, the garden is truly amazing with sun right through the day. It boasts a combination of grassy areas with beautiful beds of flowers along with two patio areas for relaxing, dining alfresco, or playing outside with the family. The children’s play area and trampoline are great fun, and then there is the astro turf pitch! This property is perfect for entertaining, and we have had barbecues and birthdays galore, even using the garden to celebrate a close friend’s hen party in a fantastic bell tent on the lawn.”

The local area has much to recommend it, too. “We will truly miss the local community within Cadeby Court and the people we have come to know and get on with so well,” the owners say. “Locally there is everything you’ll ever need, from shops to amazing tea rooms and cafes. We are in prime position for the M69, M42 and M1 respectively. There are outstanding schools in the area and the house is a stone’s throw from the historical site of the Battle of Bosworth, steeped in amazing history and walks through the countryside with regular events and things to do.”*

* 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.



















Cadeby Court also includes a self-contained annexe with its own private entrance, offering a living area, kitchen/dining room, and additional two bedrooms with en-suite bathrooms plus walk-in wardrobe to main bedroom. This annexe is perfect for guests or extended family, providing privacy and comfort with all the luxury finishes of the main residence.







The gardens of Cadeby Court are a true oasis, with multiple entertainment areas, including a bar, barbecue, and indoor games room. The lawn areas are perfect for children's play, featuring a sunken trampoline and a five-a-side football pitch with lights around the pitch as well as flood lights for the evening games. The gardens wrap around the property, providing serene and picturesque views from every angle.

Experience the epitome of luxury living at Cadeby Court, where every detail has been meticulously crafted to offer the finest in comfort, style, and elegance. Welcome home.





LOCATION

Nestled in the picturesque Hinckley and Bosworth district of Leicestershire, Cadeby is a charming village and civil parish that offers a tranquil yet connected lifestyle. Located approximately 6 miles north of Hinckley and in close proximity to Newbold Verdon and Market Bosworth, Cadeby provides a perfect blend of rural serenity and convenient access to urban amenities.

The name “Cadeby” has historical roots, believed to mean either “farm/settlement of Kati” or “farm/settlement belonging to the boys,” reflecting its rich heritage. This quaint village exudes an old-world charm, with its scenic landscapes and traditional English countryside ambiance.

One of Cadeby’s standout features is its excellent connectivity. The village enjoys ease of access to major cities such as Coventry, Birmingham, Leicester, and Rugby, thanks to the nearby motorway network. For those who travel frequently, Cadeby is well-positioned to neighbouring towns plus cities with links to London via nearby railway stations. The convenience extends to international travel, with East Midlands and Birmingham airports just a short drive away, along with the renowned NEC for major events and exhibitions.

Families will appreciate the outstanding public and private schools available in and around Cadeby, ensuring high-quality education for children of all ages.

Just a short drive away, the historic town of Market Bosworth offers a delightful array of boutique shops, charming pubs, and an award-winning fish and chip shop, providing residents with a variety of local amenities and dining options. Market Bosworth is also steeped in history, making it a fascinating spot for leisurely exploration.

Cadeby presents a harmonious balance of peaceful village life with the benefits of modern connectivity and amenities, making it an ideal place for those seeking a serene yet vibrant community.





Services, Utilities & Property Information

Utilities – Mains Electricity, water and drainage & LPG gas

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

Broadband Availability - Superfast Broadband Speed is available in the area, with predicted highest available download speed 79 Mbps and highest available upload speed 20 Mbps.

Maintenance charge – An annual charge of £300.00 is payable to The Cadeby Court Management Group for the maintenance and upkeep of grounds immediately in front of the house including the roundabout, front gates and lighting.

Tenure – Freehold

Parking – Garage parking is available for one vehicle and off road parking for 4+ vehicles

Title – There are restrictive covenants and easements on the title – please speak with the agent for further details.

Directions - Postcode: CV13 0AR / what3words: elite.parkland.donor

Local Authority: Hinckley & Bosworth Council

Council Tax Band: No8 - Band F No 9 - Band C

Viewing Arrangements

Strictly via the vendors sole agent Graham Howell at Fine & Country Coventry on 07972 - 616405

Website

For more information visit www.fineandcountry.com

Opening Hours:

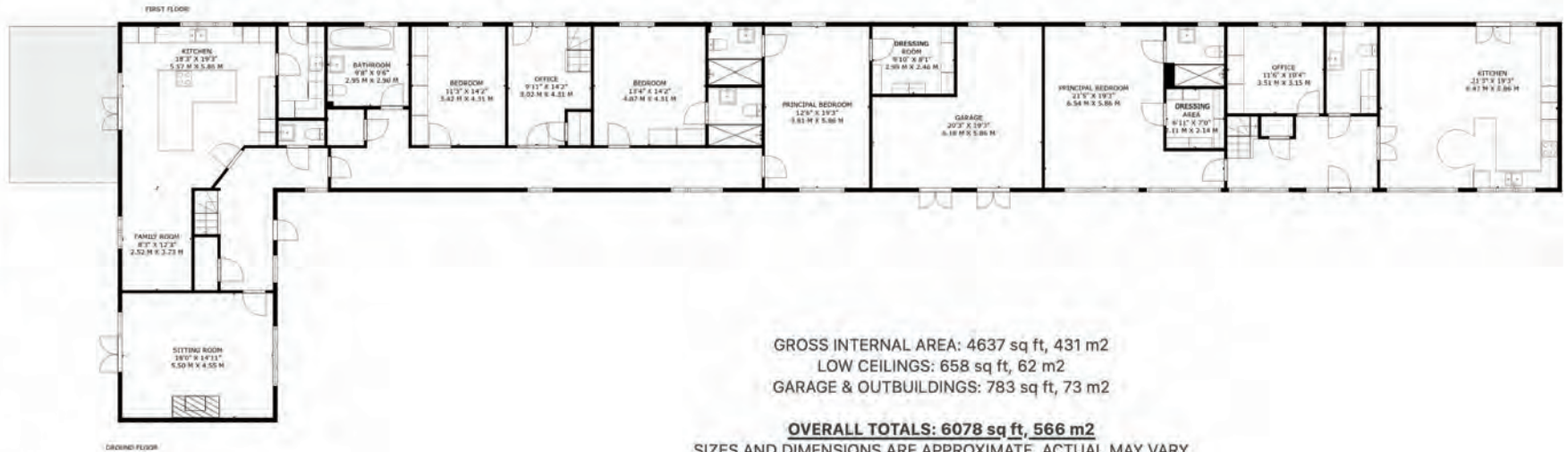
Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By Appointment Only



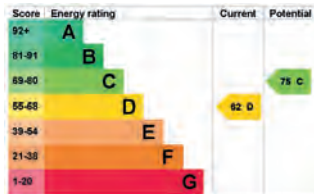
GARDEN ROOM



GROSS INTERNAL AREA: 4637 sq ft, 431 m2
 LOW CEILINGS: 658 sq ft, 62 m2
 GARAGE & OUTBUILDINGS: 783 sq ft, 73 m2

OVERALL TOTALS: 6078 sq ft, 566 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

No. 8



No. 9







GRAHAM HOWELL
PARTNER AGENT

Fine & Country Coventry
Tel: 07972 616405 | 024 7650 0015
Email: graham.howell@fineandcountry.com

Graham is a well-established figure within the property profession before joining Fine & Country team and is a great role model for the brand. He is a passionate expert with a wealth of success stories for helping people with marketing strategies and secure the best price for their home.

His experience affords him to share his knowledge with clients with the added benefit of also being a property expert and has a wealth of experience in learning & development in the industry. This training has been followed by both new and old agents to raise the bar on standards in the industry. Graham lives on the outskirts of Coventry with his son Stan.

Prior coming to Fine & Country, Graham has won numerous awards throughout his 17 years' experience within the industry.

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.

Fine & Country
Tel: +44 (0)2476 500015
coventry@fineandcountry.com
Friars House, Manor House Drive , Coventry, West Midlands CV1 2TE

