

THE PADDOCKS

SIX HILLS

COUNTRY  
&  
EQUESTRIAN  
by moores







The Paddocks is an individually built home, positioned on a plot of approximately 5.74 acres with equestrian facilities including a floodlit Menage, four brick-built stables with integral tack room, toilet and Belfast sink and 4 timber stables.

The property offers flexible accommodation comprising a spacious entrance hallway and cloakroom. To the left of the hall is a utility room, study/double bedroom and a large reception room with ensuite shower room that would be ideal for a young adult or “live in” parent annex. To the right of the hallway is an open plan fitted kitchen/dining room with an electric Aga and a further inner hallway with staircase and door to the back garden. This leads to the main living room with a wood burning stove in an Inglenook fireplace with two sets of French windows enjoying a sunny aspect to the garden and stables. The first floor offers three bedrooms and two bathrooms.

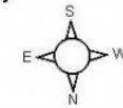
Externally, a shared driveway leads to the front of the property providing parking for several vehicles and a double garage.

A shared access drive leads to the equestrian facilities detailed above.

Six Hills is ideally located for fast access to Nottingham, Leicester, Melton Mowbray and Loughborough, good local facilities are available at nearby Burton on the Wolds and Barrow upon Soar. Excellent schooling is available at nearby Ratcliffe College and the Loughborough Endowed Schools with bus services to both being available. The nearby train station at Barrow connects to both Loughborough, Nottingham and Leicester with London St Pancras being approximately 1hour 10 mins from Leicester.



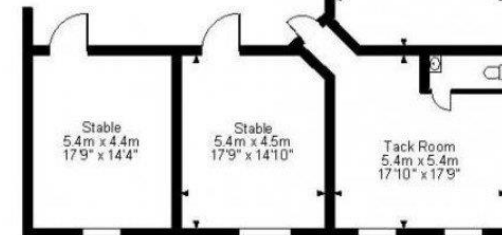
The Paddocks, Oaks Farm Close, Six Hills, Melton Mowbray  
 Approximate Gross Internal Area  
 Main House = 2164 Sq Ft/201 Sq M  
 Garage = 303 Sq Ft/28 Sq M  
 Stables = 1433 Sq Ft/133 Sq M  
 Total = 3900 Sq Ft/362 Sq M



Ground Floor



First Floor



Stable Block

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
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