



GUIDE  
HOLBOURNE CLOSE, BARROW UPON SOAR,





This substantial four-bedroom detached family home occupies a large plot and boasts breathtaking elevated South-West facing views over the River Soar, Grand Union Canal, Soar Valley, and beyond. Immaculately maintained throughout, it is an ideal purchase for those seeking a blend of comfort and style close to the centre of the village of Barrow Upon Soar.





The property welcomes you with a charming porch leading to a spacious entrance hallway. A modern refitted cloakroom adds a touch of contemporary convenience. The expansive lounge runs from the front to the rear of the house, filled with natural light and featuring patio doors that open onto beautifully landscaped gardens. A separate study provides a peaceful retreat for work or relaxation.

The heart of the home is the impressive living kitchen, recently updated with a stylish, high-quality kitchen and appliances, complemented by ample space for dining. A utility room adds practicality and ensures clutter-free living.











Upstairs, four generously proportioned double bedrooms offer comfort and versatility. The master suite features a refitted en-suite shower room and a luxurious dressing room, while the family bathroom is equally well-appointed.

The home benefits from UPVC double glazing and gas-fired central heating for energy efficiency. Externally, the property boasts ample parking, an attached double garage, and a meticulously maintained rear garden, enriched with a variety of plants and shrubs. A full-width sun terrace provides an idyllic space for outdoor relaxation or entertaining.

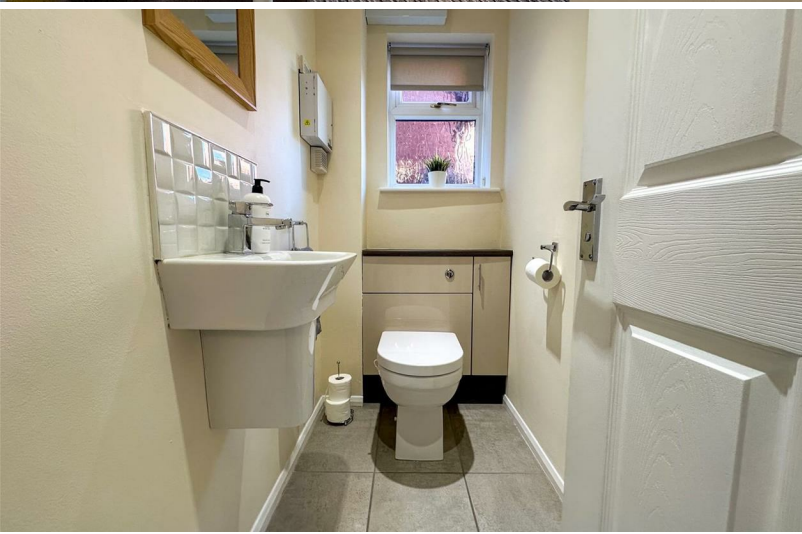
Combining stunning views, elegant design, and thoughtful features, this exceptional home is perfect for modern family living.





























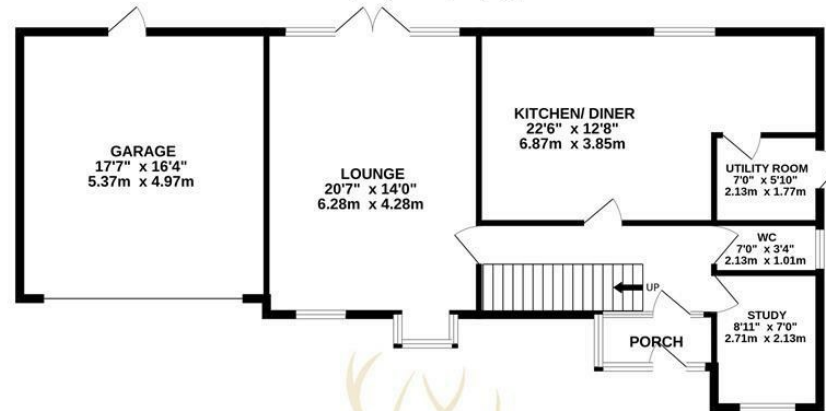




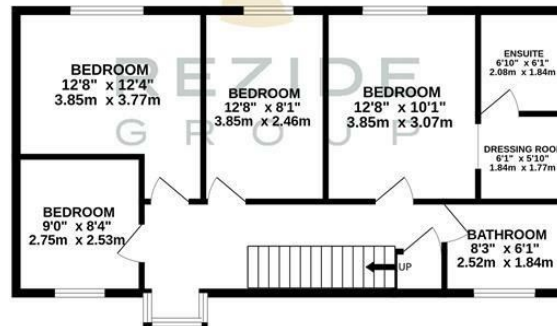




GROUND FLOOR  
1047 sq.ft. (97.2 sq.m.) approx.



1ST FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA: 1737 sq.ft. (161.3 sq.m.) approx.

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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