

SUPERIOR HOMES

ROYSTON & LUND



The Coppice Willesley

Ravenstone | LE67 2AH

Asking Price £429,995

LAST PLOT REMAINING - PRICE REDUCED FOR A RESERVATION IN JANUARY

The 'Willesley' - Plot 19 Asking Price - £429,995

Royston & Lund are delighted to be working with Peverill Homes at The Coppice, Ravenstone, an exclusive development of 35 properties in the heart of The National Forest Countryside.

The 'Willesley', plot 19 is located at the far end of the development close to the area of Dusty's Coppice. A four bedroom detached property boasting an exceptional living space with a large kitchen diner and family room with up to date built in appliances and separate utility room. There are French doors leading in to the garden. There is a separate lounge, with study area, as well as a downstairs WC.

The stairs, from the large entrance hall, lead to the 4 bedrooms, the master comprising of an en-suite and built in wardrobes. There are three further good sized bedrooms and a family bathroom.

There is a garden and single garage and driveway.

The property is situated in what was originally the Ravenstone Garden Centre, its location is close to local woodlands and the countryside - a small and unique development.

Reservation required before 16th December 2023 T&C's apply





- Price Reduction - Last Plot Remaining
- 4 Bedroom Detached
- Large Open Plan Living Space
- Separate Lounge
- Close to Woodland Areas
- 2 Bathrooms - 1 En-Suite to Master Bedroom
- Utility Room
- Quiet Exclusive Development of 35 House
- Freehold
- EPC Rating- TBC





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The Coppice

Ravenstone



- Bardon 2,240 sq ft
5-Bedroom 3-Storey House
- Ingleby 1,583 sq ft
4-Bedroom House
- Willesley 1,499 sq ft
4-Bedroom House
- Rempstone 1,365 sq ft
4-Bedroom House
- Bradtone 1,232 sq ft
4-Bedroom House
- Bradgate 1,228 sq ft
4-Bedroom House
- Repton 1,070 sq ft
3-Bedroom House
- Tissington 980 sq ft
3-Bedroom House
- Registered
Housing Provider
- Marketing Suite
Ravenstone 1,484 sq ft
3-Bedroom House
- Show Home
Ingleby 1,583 sq ft
4-Bedroom House



- QC Quince Cottage
- DH Damson House
- CAT Crab Apple Terrace
- EH Elderberry House
- MH Medlar House
- PTH Pear Tree House
- PC Plum Cottage
- HV Hazelnut Villa
- CH Cranberry House
- BC Blackberry Cottage

All information is accurate at the time of printing. Site plan, images and layout are for illustrative purposes and for guidance only. Development layouts, including parking arrangements, registered housing, play areas and public open spaces may change to reflect planning permission for the development. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. The Coppice is a marketing name only and may not be the designated postal address, which may be determined by the local Office.





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Ravenstone is a small, rural village within the heart of the National Forest. It has a population of 2,149 and is situated just off the A511 road between Coalville and Ashby-de-la-Zouch. The centre of the village has been designated a conservation area. The village boasts the highly regarded Woodstone Primary School.



Archaeological excavations carried out in 1981 to the south of the present village revealed the site of a Romano-British settlement. Evidence for iron smelting was found, along with kilns and coins dating from the late 3rd century. There is also evidence of a Roman road crossing the southern part of the parish and through the settlement. The settlement site was destroyed when around eight million tonnes of coal were extracted by opencast mining.

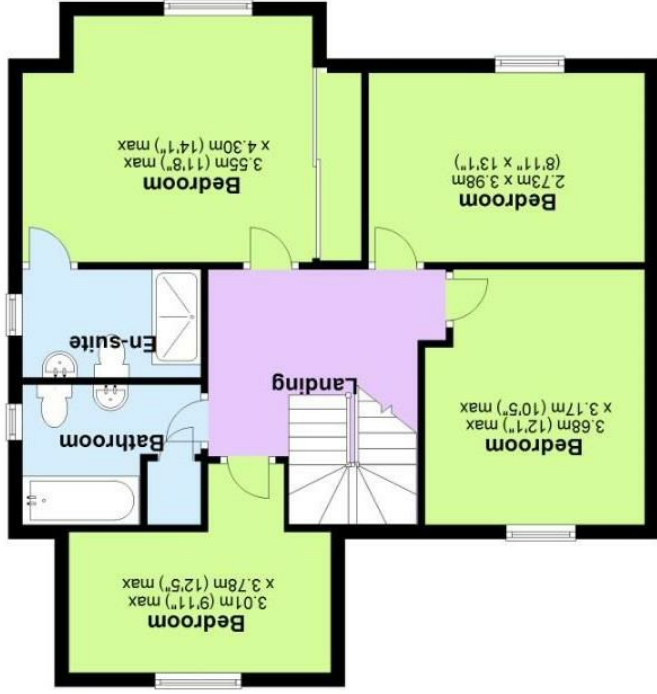
The area has since been returned to open fields and is now known as the Sence Valley Forest Park. It includes the River Sence and three major lakes, which attract a wide variety of wildfowl. Large areas of the site are planted with Corsican pine, larch and poplars.



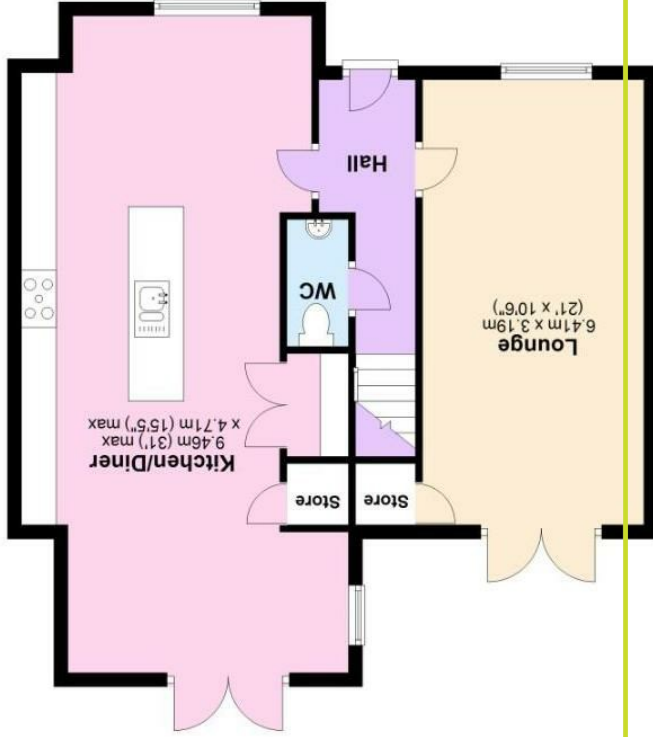
To the west of the village the Woodland Trust acquired adjoining agricultural land that became the Flagship Diamond Wood, a 186 hectares (460 acres) new woodland to celebrate the 2012 Diamond Jubilee of Queen Elizabeth II

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

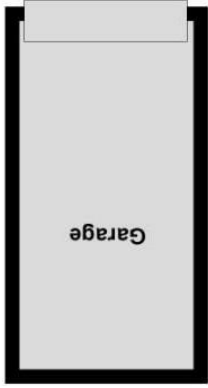
Total area: approx. 138.5 sq. metres (1491.3 sq. feet)



First Floor
Approx. 69.2 sq. metres (745.2 sq. feet)



Ground Floor
Approx. 69.3 sq. metres (746.1 sq. feet)



England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 emissions	Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 emissions
(92 plus) A	(92 plus) A	(92 plus) A	(92 plus) A
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(39-54) D	(55-68) D	(39-54) D	(55-68) D
(21-38) E	(39-54) E	(21-38) E	(39-54) E
(1-20) F	(21-38) F	(1-20) F	(21-38) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO2 emissions	Not energy efficient - higher running costs	Not environmentally friendly - higher CO2 emissions
Current	Current	Potential	Potential
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	

EPC

