

Holder's

A Modern Estate Agent



Plot 1 Church Lane, Ravenstone, LE67 2AE

£1,150,000

Holder's are delighted to introduce to the market a remarkable pair of newly constructed luxury homes, situated within exclusive gated grounds in the lovely rural village of Ravenstone, Leicestershire. Each home has been thoughtfully crafted to provide spacious living areas of exceptional quality, merging modern architecture with cutting-edge technology. Exclusively offered are two distinguished executive homes, discreetly located behind private gates and featuring breathtaking views of the Leicestershire countryside and beyond.

A vaulted entrance hallway establishes a striking first impression, setting the stage for these extraordinary properties. The design of each home has been meticulously planned to accommodate the needs of contemporary family life. The principal suite is outstanding, complete with a spacious dressing room and bi-fold doors that lead to a large covered balcony, serving as an ideal private sanctuary with stunning vistas of the countryside. The core of each residence revolves around a spacious and versatile kitchen/family area that seamlessly connects to the landscaped gardens and adjacent paddocks. The elegant lounge showcases a refined floating ceiling design, while a separate study offers an optimal work-from-home setting. Above the garage, a flexible studio space provides excellent adaptability, suitable for use as an extra bedroom, self-contained annexe, home office, or leisure area.

These impressive homes comprise of four spacious double bedrooms, a lavishly designed bathroom, and en-suite facilities in the main rooms.

The outdoor spaces have been meticulously crafted to establish additional living areas, featuring expansive gardens that provide breathtaking views of the Leicestershire countryside. The location of these properties offers a distinctive geographical benefit, enhancing the panoramic views from the main rooms.

The interior specifications reflect high-quality finishes throughout, incorporating premium Roca sanitary ware and stylish porcelain tiles that harmonize with the architectural design. Superior R7 windows guarantee exceptional thermal and acoustic performance, while electric garage doors contribute to the convenience of daily life.

Sustainability and energy efficiency have been central to the design process, with each property equipped with solar panels and electric car charging points, showcasing a dedication to eco-friendly living while reducing operational costs. The homes are fitted with cutting-edge security systems, including CCTV and intruder alarms, all seamlessly integrated into the property's technological framework. The properties also feature advanced home automation capabilities, with comprehensive security measures such as electric gates, ensuring peace of mind for families in search of a secure yet inviting environment.

Every detail has been thoughtfully considered to create residences that are not only aesthetically

pleasing but also practical and future-ready. Despite its tranquil location, Ravenstone boasts excellent connectivity to nearby market towns and cities.

The village offers a strong sense of community, with local amenities including a primary school, village hall, and traditional pub. The market town of Ashby-de-la-Zouch is easily accessible, offering a wide range of shopping and leisure options. For commuters, the M1 motorway network is conveniently close, and East Midlands Airport is just a short drive away.

All properties come with a 10-year new build warranty for peace of mind

Further details in brief below

Each property offers is offered with
3400 sq ft of accommodation
4 bed | 4 bath | 3 reception | studio
Generous gardens and paddock

Features:

State-of-the-art CCTV system
Solar panels for Eco-friendly living
Electric car charging point
Secure electric gated entrance
R7 windows for superior insulation and comfort
Electric garage doors
High-end Roca sanitary ware
Landscaped back gardens with premium turf
Elegant porcelain slabs
Advanced intruder alarm system

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

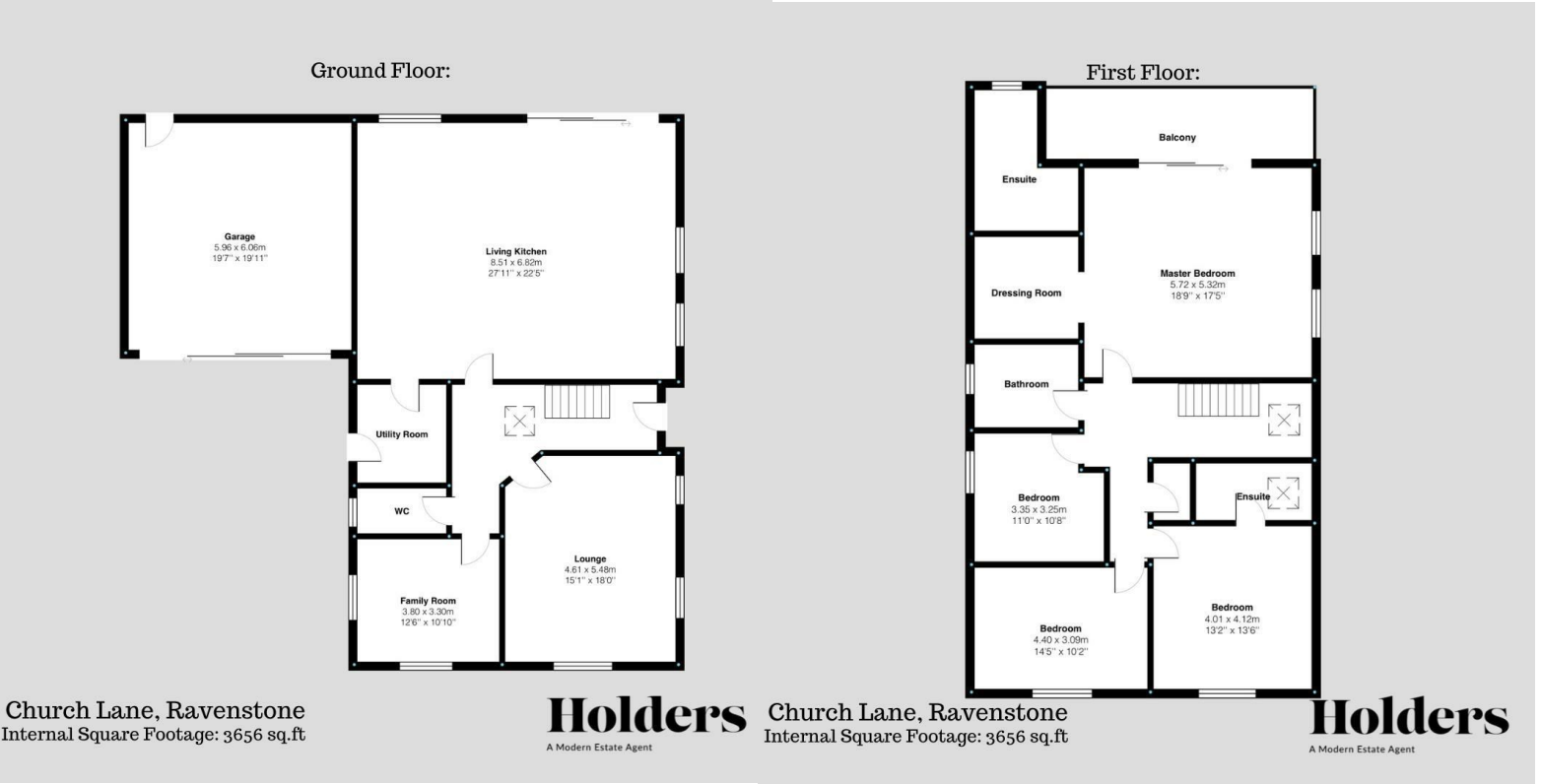
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in

these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

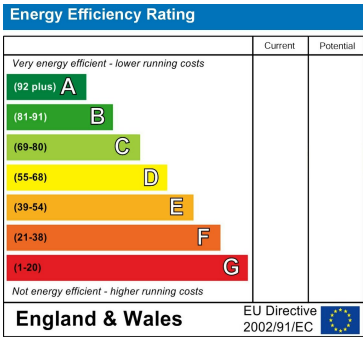
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.