



Greystones

Victoria Road | Woodhouse Eaves | LE12 8RF

Guide price £1,195,000



**RICHARD
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ESTATE AGENTS & VALUERS

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An exceptional detached residence, occupying a tucked away position with spectacular views across the village towards historic Windmill Hill and beyond. Architect designed with a lavishly appointed interior, this is a superb home which demands inspection to truly appreciate.

Exceptional Home

Stunning Elevated Views

Secluded Gardens

Four Double Bedrooms

Bespoke Dining Kitchen

Individual Architect Design

Lavishly Appointed

Double Garage

Three Reception Rooms

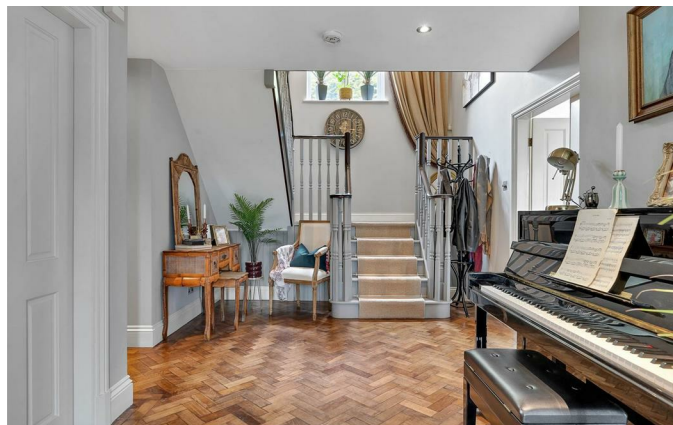
Ideal Family Home

Entrance Hall

An impressive and spacious entrance hallway with maple wood block flooring in a stylish herringbone design. There is a feature staircase with curved Newell post, mid landing and storage beneath, rising to a galleried landing on the first floor.

Cloakroom W/C

A stylish and high quality luxury fitted WC with two piece suite comprising recessed push button flush WC and Carrera marble sink with matching upstand, heated towel rail and bespoke fitted plantation style window shutters.



"An exceptional home, with a lavishly appointed interior"



Family Room/Cinema Room

A large family room accessed from the hallway, currently used as a cinema room with two windows to the front elevation. This room has a variety of potential uses such as dining room, study, snug or home office.

Music Room/Study

A well proportioned room ideal for use as a playroom, study or music room. There is a window to the rear overlooking the garden. This room is also tucked away next to the W/C making it a potential ground floor guest room, there is also a bespoke fitted bookcase.

Stunning Dining Kitchen

Forming the primary hub of the home, this spacious Kitchen has an emphasis on everyday family living and entertaining. The vast range of bespoke designed kitchen units are surmounted by high quality Black Granite Worktops. The kitchen has travertine tiled flooring throughout and internal glazed double doors leading through to the living room. There is a supersize central island unit incorporating breakfast bar, integrated dishwasher, full sized wine cooler, fridge, freezer and space for a freestanding fridge/freezer. There is a built-in microwave, Smeg range cooker with matching splashback and double antiqued brass sink unit with matching mixer tap.

Utility Room

A particularly large and practical utility room, with slate tiled flooring, glazed stable style door and window to the side elevation, contemporary painted timber units, Belfast sink with mixer tap, wall mounted gas central heating boiler, space and plumbing for washing machine and tumble dryer.

Living Room

Featuring high level ceilings and a magnificent picture window at the side elevation giving the greatest vantage point of the wonderful view across the village towards historic Windmill Hill and beyond. The exceptional living space boasts additional windows at the side elevation, wall lighting and a feature real open fireplace with impressive mantel and surround.

First Floor Landing

An impressive galleried landing with window to the rear elevation providing access to all rooms and with a cupboard housing the hot water cylinder.



Bedroom 1

A fabulous feature bedroom suite with a range of built-in wardrobes, bespoke fitted plantation style shutters, dual aspect windows enveloping magnificent far reaching views and providing access to:

En-Suite Bathroom

A most impressive re-fitted luxury bathroom suite incorporating WC, wash hand basin, underfloor heating, fitted plantation style shutters, separate large shower cubicle with stylish black crittal frame along with lavish use of Carrera marble and freestanding roll edge bath with windows to the rear elevation, heated towel rail and recess spotlight.

Bedroom 2

A substantial second bedroom with built-in wardrobes, window to the rear, access to:

En-Suite Shower Room

With a luxury fitted three piece suite comprising low level flush WC, wash hand basin and shower cubicle. Obscure window to the rear.

Bedroom 3

With two windows to the front elevation, ample space for double bed and having built-in wardrobes.

Bedroom 4

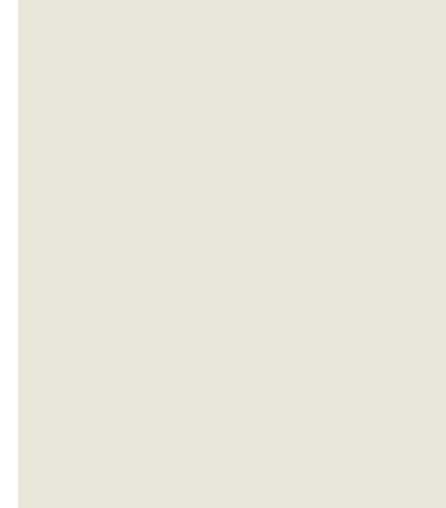
With window to the front and ample space for bed and having built-in wardrobes.

Family Shower Room

A luxury fitted shower room with shower cubicle, w/c and a feature stone sink, surmounted on pedestal. Window to the rear, tiled floor and heated towel rail.

Outside

The property sits in an elevated yet tucked away position with ample off road parking for at least three vehicles on a cobble block paved driveway giving access to a detached double garage with gable end roof, power and lighting (the garage formerly had planning permission for conversion into a home studio/annexe).e. There are steps leading up to the front garden with a range of vernacular stone walling and mood lighting, privacy with surrounding mature shrubs, plants and Lime Trees (with TPO) The rear garden is mainly laid to lawn with a raised sun terrace and feature areas of planting including a trailing Wisteria dividing areas of the garden.



The Area

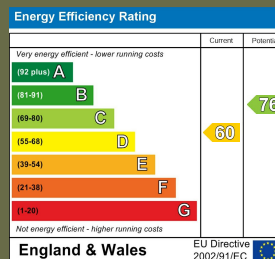
Woodhouse Eaves nestles in the heart of Charnwood Forest and offers an excellent range of local facilities and amenities including a well-regarded primary school, numerous pubs and restaurants and a variety of shops, clubs and social facilities. Delightful walks at Windmill Hill, The Beacon, Swithland Woods and the Outwoods as well as Bradgate Park, are all within a few minutes with excellent further shopping and educational facilities available at nearby Loughborough, including The Loughborough Schools Foundation (formerly known as The Endowed Schools and Our Ladys Convent School) and the M1 motorway being all within a 10 minute drive.

Extra Information

To check the Internet and Mobile coverage you can use the following link:

https://checker.ofcom.org.uk/en_gb/broadband-coverage

To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>



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