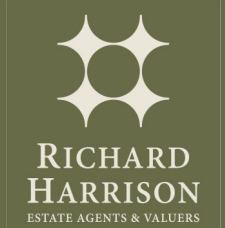




Chaveney Road | | Quorn | LE12 8AB  
Guide price £1,400,000





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An elegant Edwardian home, set within arguably one of the most sought after addresses in the county and having been significantly improved and extended. This outstanding home is unique and offers flexible accommodation, showcasing characterful features in the living rooms and a magnificent contemporary extension to the rear creating an exceptional living space with an indoor/outdoor living room and dining room. There are five large bedrooms with luxury bathrooms and a wonderful landscaped garden, driveway, garage, large kitchen and breakfast room with sitting area and the added benefit of a high quality home office with w/c and Kitchenette. This stunning home is one of a kind and set within a convenient position close to all the village amenities.



- Beautiful Edwardian Home
- Outstanding Presentation
- Contemporary Rear Extension
- 5 Large Bedrooms
- Landscaped Gardens
- Much Improved and Extended
- Unique Family Home
- Indoor/Outdoor Living Rooms
- Luxuriously Fitted Bathrooms
- Stunning Home Office



*"A truly unique home, blending character and modernity"*



#### **Entrance Hall**

An impressive character Entrance Hall with ceiling coving, wood block herringbone floor, original glazed timber door, a panelled staircase rising to the first floor with spindles, Oak handrail and access door beneath to a vaulted cellar.

#### **Sitting Room**

A beautiful formal sitting room with bay window, feature open fireplace with cast iron surround, slate hearth and mantelpiece, Oak flooring, ceiling coving, ceiling rose and picture rail.

#### **Tv Room/Snug**

A comfortable family sitting room with Oak flooring, feature cast iron open fireplace with tiled insets, ceiling rose, coving and picture rail, bay window to the front.

#### **Inner Hallway**

With wood panelling, access to w/c, laundry room and garage

#### **Study**

A useful Study tucked away from the main house, with Oak flooring two sash windows to the rear, cupboard which has fitted shelving.

#### **W/C**

A luxury guest w/c with low level flush w/c, wash hand basin, extractor fan, ceiling spotlights and Oak flooring.

#### **Laundry Room**

With Oak flooring, sink unit and drainer, space and plumbing for washing machine, large laundry room cupboard with shelving, ceiling spotlights.

#### **Dining Kitchen**

An impressive open plan space, designed for family living and entertaining, featuring Karndean flooring, a vast range of high quality units and a stunning contemporary styled Welsh dresser unit with granite top. The working area of the Kitchen features granite worktops all round, along with two tone coloured units, integrated appliances consisting of Bosch dishwasher, Smeg induction hob extractor, four ovens, full length fridge and freezer and a large island unit and a breakfast bar. There is a walk in pantry with spotlights and window at the front, the kitchen has spotlights all round and pendant lights, the living area is just off the kitchen and there are wall lights, spotlights and glazed double doors leading into the family room.





### **Family Room**

Forming part of an elaborate and aspirational extension along with the Garden Living Room, this breathtaking living space offers adaptable family living and entertaining in conjunction with, or separate to the Garden Living Room. With lantern light roof windows and additional feature rectangular flat panel skylight windows with complementary mullion style slim windows either side of the wall mounted real flame fireplace. The Family Room has Karndean flooring and double opening bifold doors to two sides of the room, enabling open plan use of the Garden Living Room.

### **Garden Living Room**

Designed as an outdoor living room with architecture matching the Family Room and centred around a Gas real flame fire pit. Numerous features appear in this space such as up/down wall lights, recessed outdoor spotlights and external power points.

### **First Floor Landing**

An attractive split landing beneath skylight window, and providing access to all rooms.

### **Bedroom 1**

A generously sized bedroom with a stunning large bay window to the front. There is a walk through wardrobe area leading to the en-suite.

### **En-suite Shower Room**

With a luxury three piece suite comprising large shower cubicle with mixer shower, contemporary vanity wash hand basin and w/c. There are ceiling spotlights, heated towel rail and window to the rear overlooking the garden.

### **Bedroom 2**

A large bedroom with a beautiful bay window to the front.

### **Bedroom 3**

Featuring a bay to the front in addition to a unique full length sash window, this room is light and airy with ample room for bedroom furniture. There is potential to add an en-suite within this spacious bedroom (previous drawings/plans available upon request)

### **Family Bathroom**

A modern Bathroom with double vanity wash hand basins, double shower cubicle with mixer shower, w/c and windows at the side, a range of vanity units and cabinets along with porcelain flooring.



#### Bedroom 4

A particularly spacious bedroom with two sash windows to the rear overlooking the landscaped garden.

#### Bedroom 5

Currently used as a complementary dressing room to Bedroom 1, with window to the rear, fitted hanging and shelving space.

#### Home Office

An impressive purpose built Home Office or Studio, with power, lighting, Air-Con and its own private w/c and Kitchenette, all plumbed into the mains and making this a flexible living/working space.

#### Outside

The property retains a classic Edwardian appearance with seamless improvements including a block paved driveway with ample parking for 4 vehicles, Portuguese Laurel hedging making a pretty and private surround to the front garden, various lighting features adorn the exterior, whilst steps from a pedestrian gate give access from Chaveney Road. A secure side gate gives way to the rear garden.

A stunning landscaped garden spans the rear with a vast array of shrubs and plants affording high levels of privacy and sunshine. The patio to the rear allows ample entertaining space and steps lead to a sweeping lawnscape and attractive seating areas. Contemporary screening secludes the Home Office at the foot of the garden. There is an outdoor dog shower with hot and cold tap., along with various power lighting and water points with automated watering system.

#### The Area

The Village of Quorn is hugely popular, with a vast array of amenities including shops, pubs, restaurants, healthcare and picturesque walks nearby along the River Soar. The village is 10 minutes away from Loughborough with its direct train link to London St Pancras in approx 1hr 40mins. The nearby A6, A46 and M1 make this area an ideal choice for commuters.

#### Extra Information

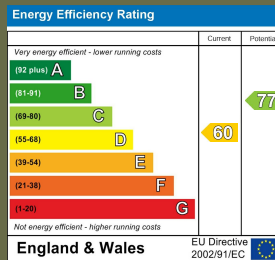
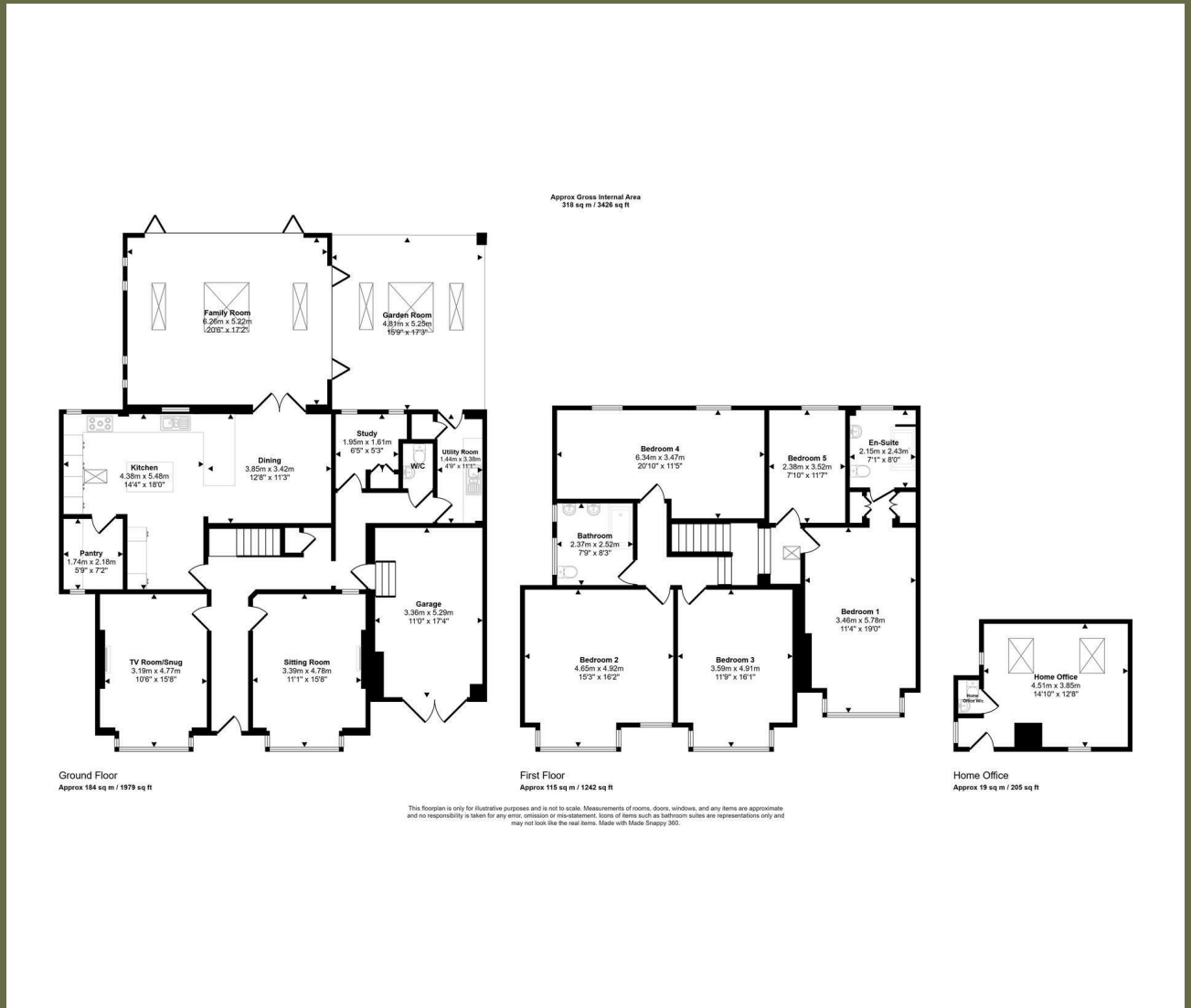
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*"Set in arguably one of the most sought after addresses in the county"*





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