



Smiths
your property experts

Plot 1

Church View, Peckleton

- Beautiful, brand new executive detached family home
- Built to an exceptional standard and specification
- Five good-sized bedrooms and four bathrooms
- Open-plan kitchen with bi-fold doors and a utility room
- Impressive wrap-around plot with private rear gardens
- Block-paved private driveway and a double garage
- State-of-the-art renewable energy systems
- One of just four properties set in an exclusive development

Church View

Church View is a small and bespoke development of just four detached houses in the highly regarded and picturesque Leicestershire village of Peckleton. The properties are at an advanced stage of construction. Plot 1, as advertised, is build complete and ready for occupancy.

Constructed to an exceptional standard and specification, the property includes state-of-the-art renewable energy systems, including wet-piped underfloor heating throughout the ground floor, an air-source heat pump, and an electric car charger point. There is also a full-term NHBC 10-year warranty in place.







Plot 1

A substantial detached family home of approximately 2,324 square feet (including an integral double garage). The accommodation comprises five bedrooms, four bathrooms (three en-suites), a sitting room, and a superb open-plan kitchen, living, and dining area. A utility room and a downstairs WC complete the layout.

Set to the rear of this exclusive development, behind a block-paved private driveway with off-road parking for several vehicles side by side, there is also a double garage to the left-hand side. The plot is particularly impressive; wrap around garden with a very private aspect and a newly laid central lawn. There is a lovely terrace that offers true 'inside out' living from the three-zoned living kitchen via glazed bi-folding doors.

The potential buyer will have a choice of Amtico for the ground floor, which is included in the sale price.

A great deal of interest is anticipated in this bespoke, high-quality home due to its design, village location, and the small size of the development. We urge any interested parties to register their interest before the open day on the 1st of November 2025.

There are three further plots currently available with prices starting from £545,000. Any interest should be directed via the sole selling agent, Smiths Property Experts.







The Location

Peckleton is a pretty village in rural Leicestershire with excellent road links to Leicester, Hinckley, Nuneaton, and Birmingham. The village is approximately 3 miles from the large village settlement of Desford and 6 miles from the historic town of Market Bosworth. Both offer an excellent array of shops, eateries, and local amenities, including a doctor's surgery, a pharmacy, and excellent schooling options. There are also beautiful countryside walks nearby to the site.

Distances

Market Bosworth 6 miles, Hinckley 6 miles, Leicester 8 miles, Nottingham 31 miles, and Birmingham 33 miles. Nuneaton Railway Station 12 miles (trains to London Euston from 58 minutes), East Midlands Airport 19 miles, and Birmingham Airport 26 miles. The Dixie Grammar School 6 miles, Twycross House School 11 miles, Leicester Grammar School 14 miles, and Loughborough Endowed Schools 16 miles (distances and timings are approximate).

Property Information

Tenure: Freehold.

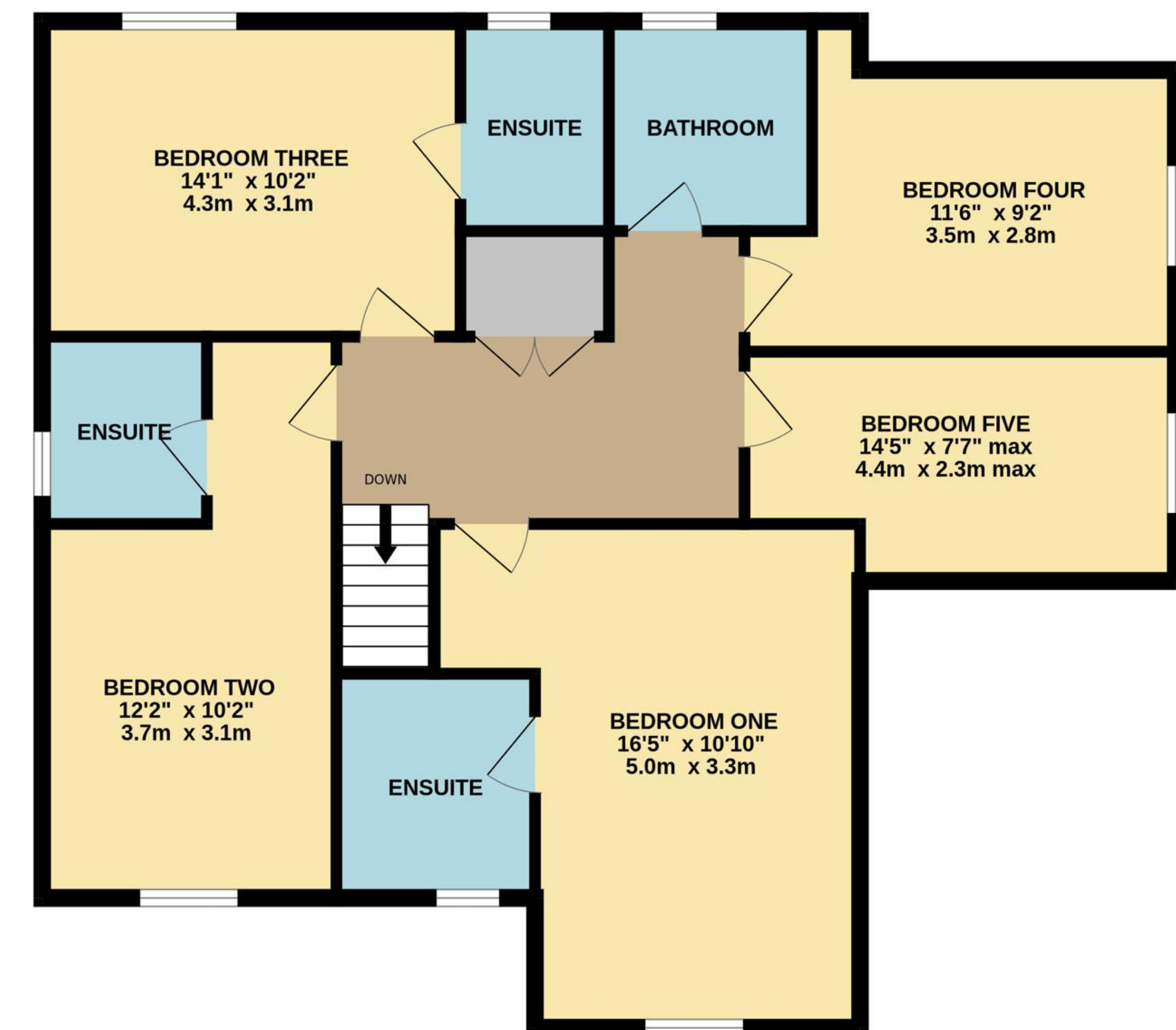
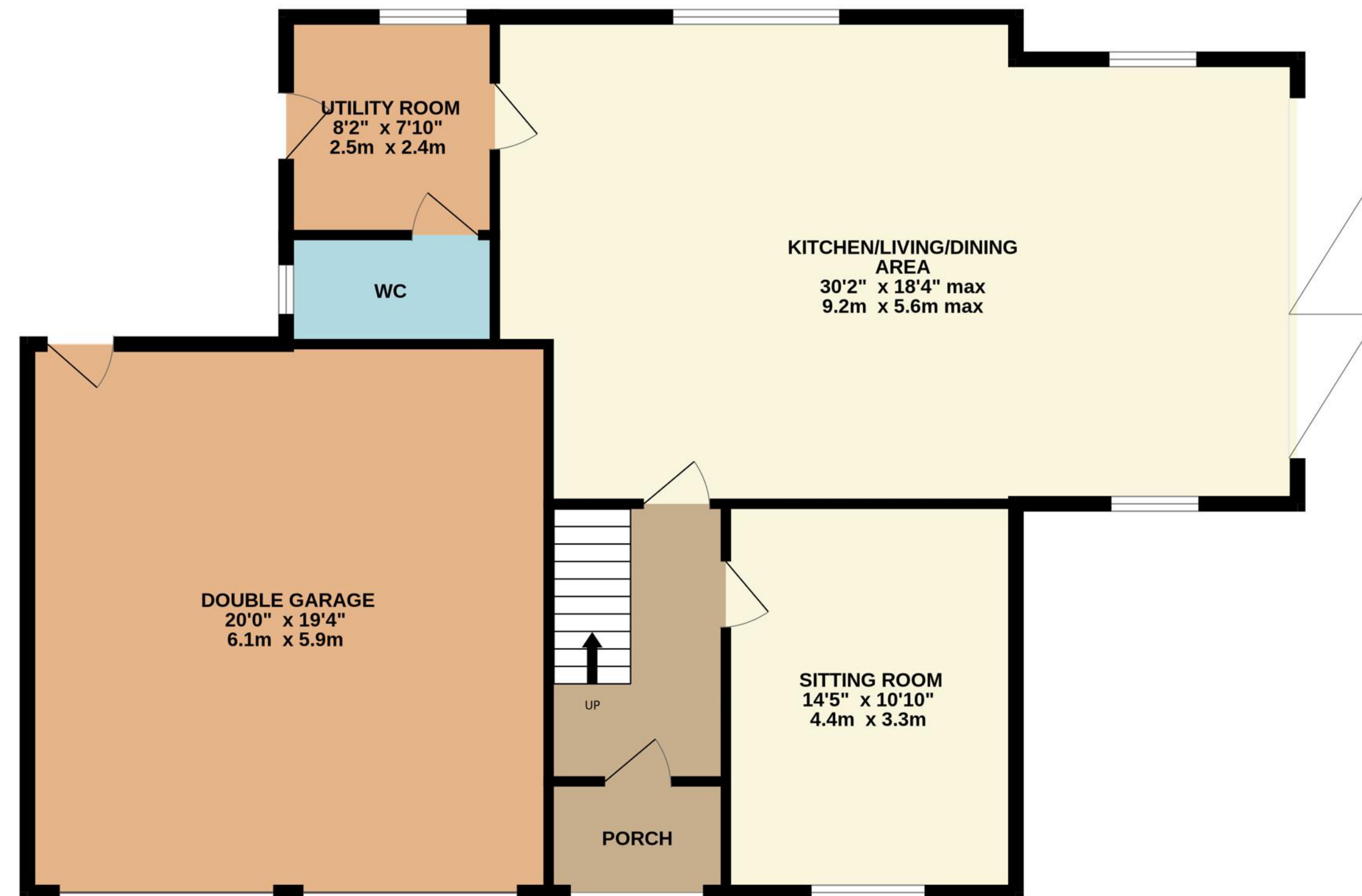
Local Authority: Hinckley and Bosworth Borough Council.

Awaiting EPC and Council Tax Band.



Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.



TOTAL FLOOR AREA : 2324 sq.ft. (215.9 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.
Made with Metropix ©2025



01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



