



**HILL VIEW, BULL HILL, OSGATHORPE, LOUGHBOROUGH**

OFFERS OVER: £ 900,000

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PROPERTY NOW COMPLETE! Hill View is a striking new-build residence offering 2,750 sq ft of beautifully crafted accommodation, complemented by a double garage of 342 sq ft. Nestled on the edge of the village, this exclusive home is one of just two individually designed properties, enjoying open valley views front and back. Blending contemporary design with thoughtful practicality, it features four double bedrooms (with provision for an extra en-suite), an expansive living dining kitchen with wood-burning stove, a dedicated study, landscaped gardens, and the latest in energy-efficient technology.

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Hill View is an elegant detached property built to an exceptional specification, designed with modern family living in mind. Extending to 2,750 sq ft (256 sq m) of internal accommodation, together with a 342 sq ft (31.8 sq m) garage, it forms part of a boutique development of only two prestigious homes.

Occupying a peaceful position on the village outskirts, the house enjoys uninterrupted views across the valley to both the front and rear, creating a sense of space and openness rarely found in new-build homes.



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Inside, the layout flows beautifully. A welcoming entrance hall leads to a cloakroom, WC, utility/boot room and a private study, ideal for home working. The heart of the property is the stunning open-plan living dining kitchen, designed for both everyday family life and entertaining, with a feature wood-burning stove adding warmth and character.

The first floor is arranged around an L-shaped galleried landing. The principal bedroom suite includes a dressing room and en-suite bathroom, while three further double bedrooms are served by a stylish family bathroom. Plans are also in hand to provide an additional en-suite, further enhancing the flexibility of the home.







Externally, a gated entrance opens onto a gravelled driveway and a double garage with up-and-over door. The landscaped gardens to the front and rear have been carefully planned with lawns, patios, ornamental stonework, hedging, and secure fencing.

The property also benefits from an air source heat pump and underfloor heating throughout the ground floor, delivering efficient and sustainable comfort year-round.















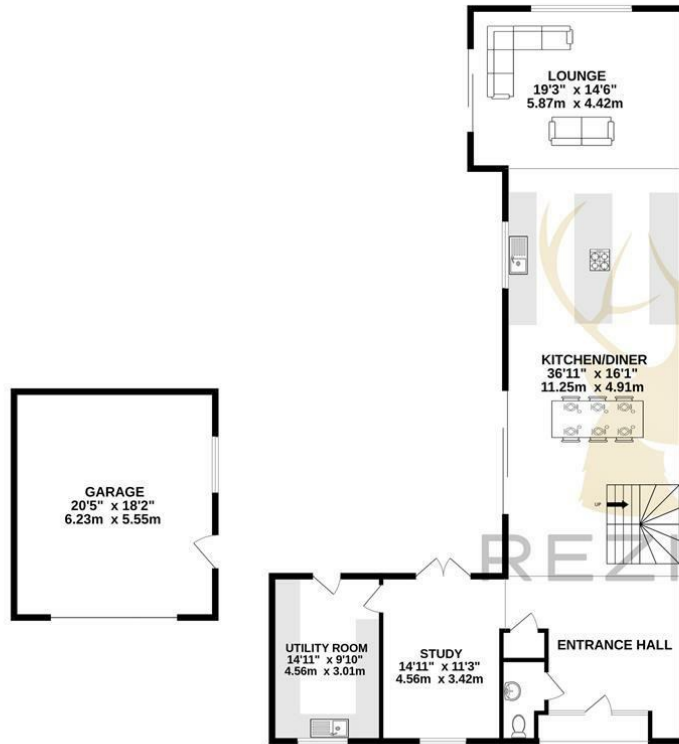




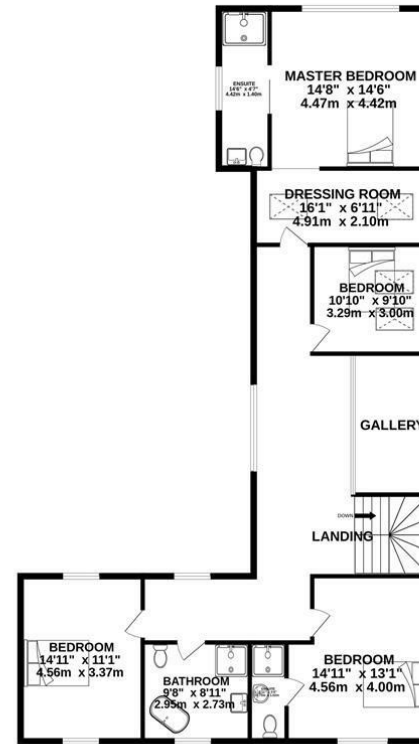
# KEY FEATURES:

- BRAND NEW DETACHED RESIDENCE (2,750 SQ FT)
- BOUTIQUE DEVELOPMENT OF JUST TWO HOMES
- BEAUTIFUL OPEN VIEWS TO FRONT AND REAR
- FOUR DOUBLE BEDROOMS WITH EXTRA EN-SUITE
  - PRINCIPAL BEDROOM WITH DRESSING ROOM & EN-SUITE
- EXPANSIVE OPEN-PLAN LIVING DINING KITCHEN
- FEATURE WOOD-BURNING STOVE
- STUDY, UTILITY/BOOT ROOM & CLOAKROOM
- DOUBLE GARAGE AND GATED DRIVEWAY
  - AIR SOURCE HEATING & UNDERFLOOR HEATING TO GROUND FLOOR

GROUND FLOOR  
1802 sq.ft. (167.4 sq.m.) approx.



1ST FLOOR  
1430 sq.ft. (132.8 sq.m.) approx.



TOTAL FLOOR AREA : 3232 sq.ft. (300.2 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.

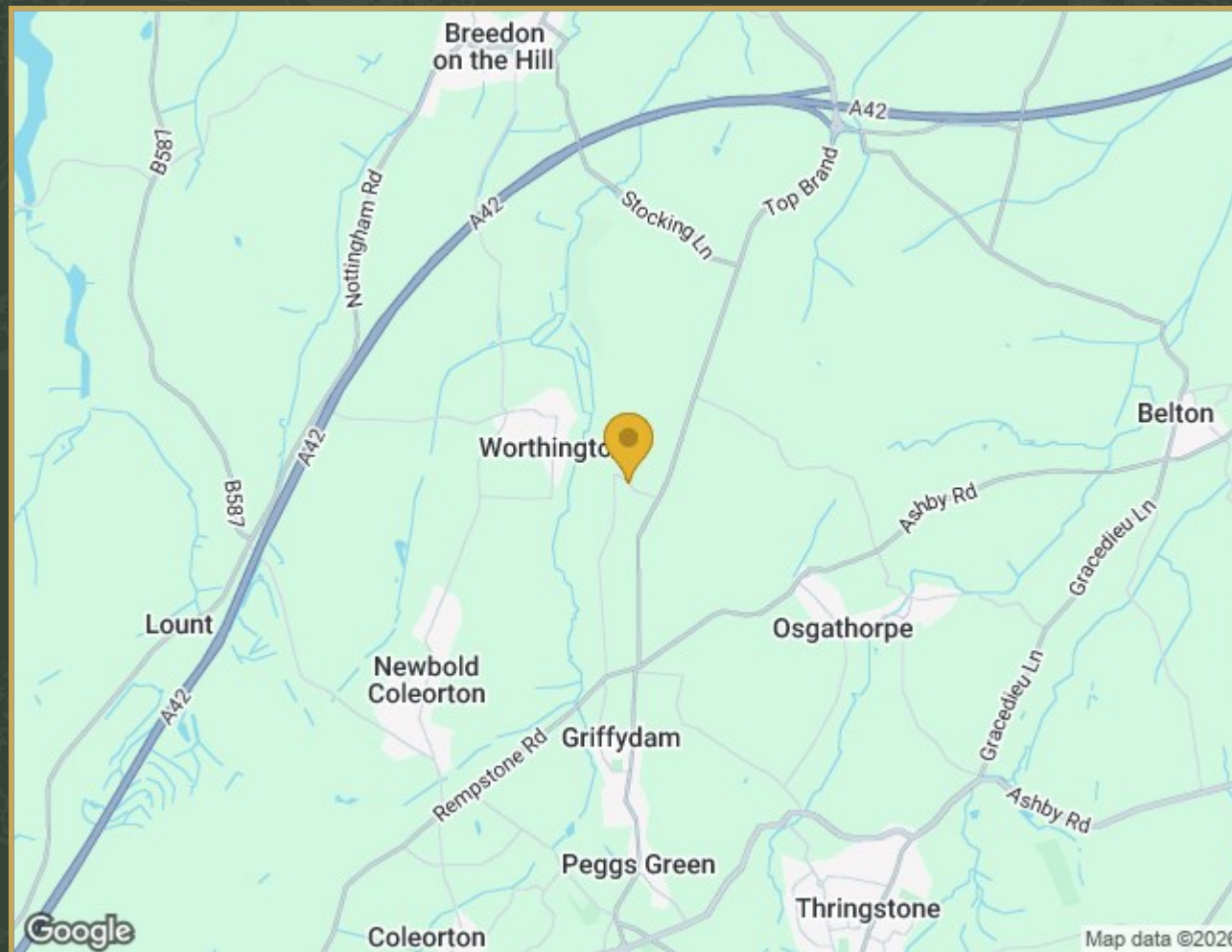
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| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |   |         |                         |
|---|---------|--|---|---------|-------------------------|
|   | Current | Potential                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



# *Property Location*



Hill View Bull Hill, Osgathorpe, Loughborough, LE12 9TD



