



MEADOW VIEW, BULL HILL, OSGATHORPE, LOUGHBOROUGH

GUIDE PRICE: £ 1,150,000

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Meadow View is an outstanding brand-new luxury home extending to over 3,000 sq ft, with a further double garage, forming part of an exclusive development of just two residences. Set on the edge of the village with open valley views, it offers five generous bedrooms (three with en-suites), a showpiece open-plan living kitchen with garden room, elegant lounge with wood-burning stove, and landscaped gardens. Designed to the highest specification, the property combines contemporary architecture, state-of-the-art technology, and energy-efficient comfort including air source heating and underfloor heating to the ground floor.

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Meadow View presents an exceptional brand-new detached residence of luxury specification, offering 3,028 sq ft (281 sq m) of beautifully appointed living space, together with a double garage of 372 sq ft (34.6 sq m).

Part of an exclusive development of just two prestigious homes, the property enjoys a prime setting on the edge of the village, with uninterrupted open views across the valley to both the front and rear. Designed with meticulous attention to detail, it combines generous proportions, contemporary architectural style, and the very latest in modern technology.

The accommodation includes a welcoming canopied porch, spacious entrance hallway, cloakroom, and an elegant lounge with feature wood-burning stove. At the heart of the home is a magnificent open-plan living, dining and kitchen space,





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complemented by a garden room that opens directly onto the rear garden.

Upstairs, the striking L-shaped landing with open gallery leads to five well-proportioned bedrooms. The principal suite features a Juliet balcony with gable aspect, a private dressing room, and luxurious en-suite bathroom. Bedroom two benefits from fitted wardrobes and en-suite, while bedroom three also offers its own en-suite. A superb family bathroom with separate shower serves the remaining rooms.

Outside, gated access opens to a gravelled driveway and detached double garage





with electric up-and-over door. The landscaped gardens are a particular highlight, with an extensive rear garden featuring a paved patio, manicured lawns, ornamental walls, mature hedging, and secure fencing to the boundaries.

The property is further enhanced by an air-source heat pump with underfloor heating throughout the ground floor, ensuring both comfort and efficiency. Should you wish to find out more about either of these exquisite homes or to arrange your own personal viewing, please contact REZIDE on (01509) 274474

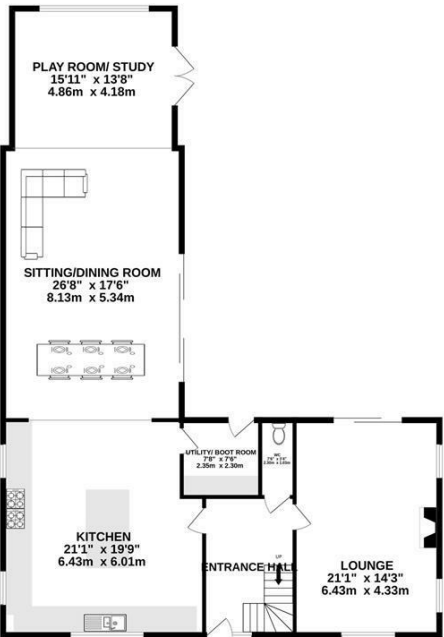
Meadow View, Bull Hill, Osgathorpe, Loughborough

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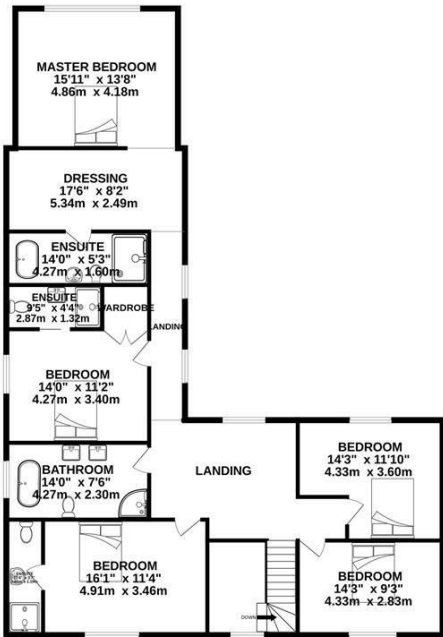
KEY FEATURES:

- BRAND-NEW LUXURY DETACHED HOME
- EXCLUSIVE DEVELOPMENT OF JUST TWO HOMES
- STUNNING OPEN VALLEY VIEWS TO FRONT AND REAR
- FIVE DOUBLE BEDROOMS, THREE WITH EN-SUITES
- PRINCIPAL SUITE WITH JULIET BALCONY & DRESSING ROOM
- MAGNIFICENT OPEN-PLAN LIVING/DINING KITCHEN
- LOUNGE WITH FEATURE WOOD-BURNING STOVE
- DOUBLE GARAGE WITH ELECTRIC DOOR & GATED DRIVEWAY
- AIR SOURCE HEATING WITH UNDERFLOOR HEATING TO GROUND FLOOR

GROUND FLOOR
1956 sq.ft. (181.7 sq.m.) approx.



1ST FLOOR
1589 sq.ft. (147.7 sq.m.) approx.



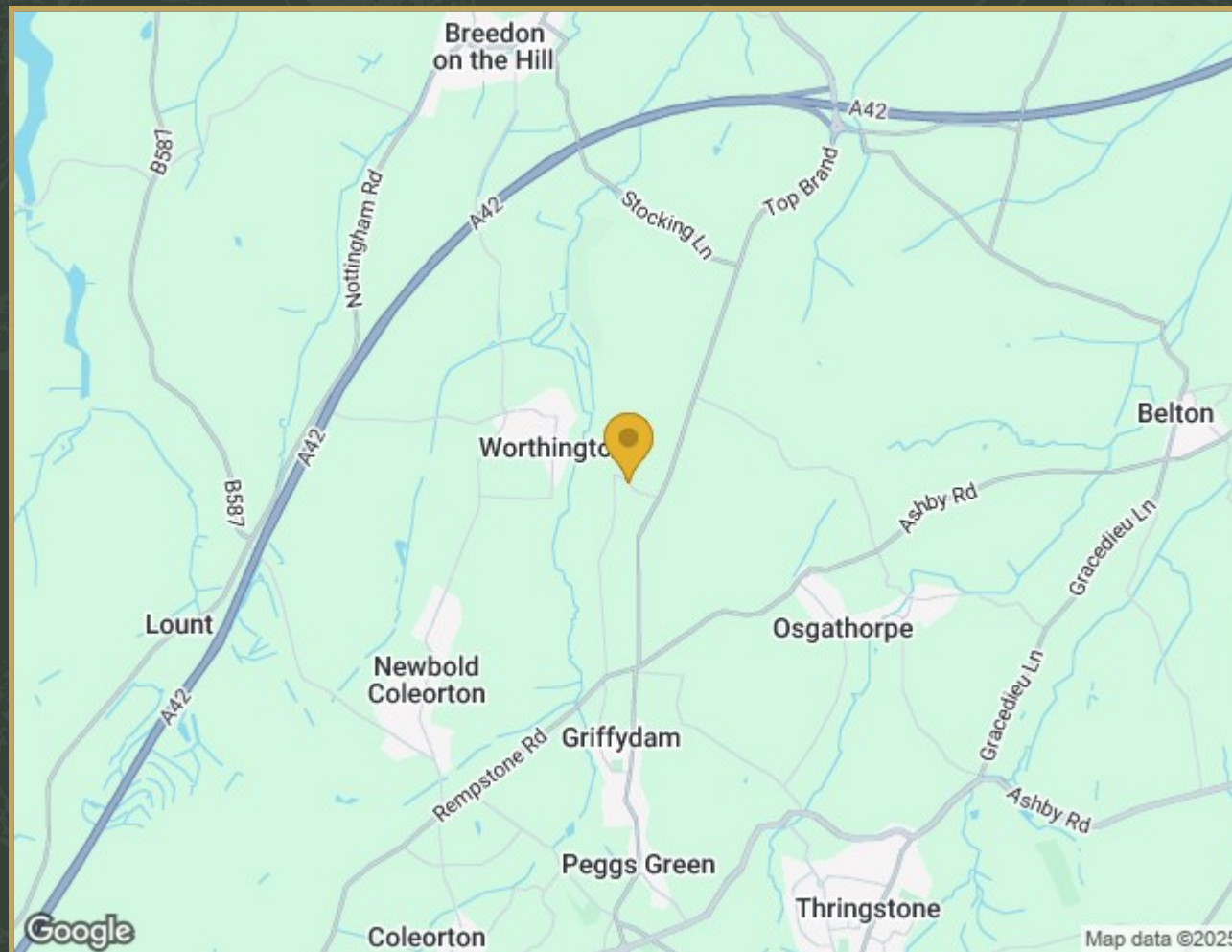
TOTAL FLOOR AREA : 3546 sq.ft. (329.4 sq.m.) approx.

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

Property Location



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

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