



Seven Oaks, 79 Main Street, Carlton, Warwickshire, CV13 0BZ

HOWKINS &
HARRISON



Seven Oaks,
79 Main Street, Carlton,
Warwickshire, CV13 0BZ

Guide Price: £850,000

A unique opportunity to purchase this spacious detached residence situated within a sought after village location, backing onto open fields. Offering plenty of living space, extending to just over 3035sq. In brief the property comprises of five bedrooms, five reception rooms, kitchen and utility, 3 bathrooms, study and large conservatory. Externally occupying a generous size plot, having delightful gardens and a driveway leading to an attached double garage.

Features

- Detached expansive residence
- Sought after location
- Generous size plot
- Five reception rooms
- Five bedrooms
- Double glazed conservatory
- Delightful gardens backing onto open fields
- Double garage & ample off road parking
- Scope to convert a granny annexe
- Energy Rating- D



Location

Carlton is a small rural parish located east of the River Sence. The village itself has a strong community spirit with a delightful family pub/eatery 'The Gate Hangs Well' and St Andrews Church located in the centre. Market Bosworth is a small, attractive and historically interesting town just 1.25 miles from Carlton where you will find a number of shops, pubs and restaurants, three churches and three schools.



Accommodation Details- Ground Floor

Entrance porch with door leading to entrance hall with doors off to spacious L shaped lounge/dining room with double glazed bay window to the front elevation. Fireplace with living flame cold affect fire and mantle above. Double glazed patio doors leading to a double glazed conservatory with double glazed windows to rear and side elevation, overlooking the rear gardens and fields beyond. Double glazed French doors to the rear garden. Open plan to the kitchen having comprehensive range of eyelevel and base units, ample preparation surfaces, tiled flooring and double glazed window to side elevation. Door leading to side entrance lobby with door leading off to utility area with plumbing for washing machine. Communicating door leading to double garage. From the front main entrance hall, door leading off to guest bedroom with double glazed window to the front elevation and access to en-suite shower room with tiled shower cubicle and shower screen, low flush WC, wash hand basin with complementary tiling. The hallway/playroom has double glazed window to the rear elevation and a door leading through to study with double glazed window to rear elevation, double doors leading through to large sitting room with patio doors to the rear garden and window to the rear elevation. From the study there is also access to a storage room with a wall separating it from an additional front bike room having its own front door to the front of the main house. Removal of this separating non-weight bearing wall between these two store rooms would provide separate access to the wing of the house suitable for conversion to "granny flat" (subject to planning if necessary) From the main entrance hall, doors leading off to a bathroom with panel enclosed bath, pedestal wash hand basin, WC and tiling. Also accessed off the main entrance hall to a music room with double glazed windows to the rear elevation.





First Floor

The staircase rises to a first floor landing with doors leading off to four excellent size bedrooms and a storage cupboard as well as a family bathroom comprising of a panel enclosed bath with shower and mixer tap over, low flush WC, tiled shower cubicle with shower screen and a vanity wash handbasin.





A unique opportunity to purchase this spacious detached residence situated within a sought-after village location.



Outside

Externally, to the front of the property has a block paved driveway leading to a double garage, with ample off road parking. There is a lawned front garden with mature borders, shrubs and trees. The rear garden which is very pretty and extensive, is mainly laid to lawn, benefits from several planted bedding borders, mature trees and pockets of areas for seating, all backing onto open fields. There is also a block paved patio which runs the U-shaped length of the house proving seating areas and a walkway, along with a bike shed, PVC greenhouse and garden shed.



Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Tenure & Possession

The property is freehold with vacant possession being given on completion.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01827-718021.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Hinckley and Bosworth Council - Tel:01455-238141.

Council Tax Band

Band F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	71 C
39-54	E		
21-38	F		
1-20	G		



pp, Jan 9, 2025
and database right 2025 (licence number 100059532)

20m
Scale 1:714 (at A3)
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Howkins & Harrison

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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. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. 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.



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