



The Woodlands, Hall Lane, Odstone, Warwickshire, CV13 0QS

HOWKINS &
HARRISON

The Woodlands,
Hall Lane, Odstone,
Warwickshire, CV13 0QS

OIEO: £775,000

Occupying an idyllic position backing onto open fields, is this character country property having been considerably extended to provide over 2000sqft of versatile accommodation. A feature of the property is its first floor sitting room having apex floor to ceiling windows enjoying the countryside views and to the ground floor there is an open plan kitchen/breakfast room with bi-folding doors to the rear garden. Outside the property has a detached double garage with adjoining storeroom. Further parking and an easy to maintain rear garden, backing onto open fields. An early internal viewing is strongly recommended.

Features

- Character country property
- Extended to provide 2000sq ft accommodation.
- Backing onto open fields
- Open plan kitchen breakfast room
- First floor sitting/dining room enjoying panoramic views.
- Three excellent size bedrooms & two bathrooms
- Detached double garage and further parking.



Location

Odstone is a hamlet and former civil parish, in the parish of Shackerstone, in the Hinckley and Bosworth district of Leicestershire. The property is ideally located in a rural yet accessible location directly between the villages of Shackerstone and Barton in the Beans. The larger towns of Ibstock and Market Bosworth provide local amenities including schools, leisure facilities, restaurants, public houses and boutique clothing stores.

The property is well connected to major road networks with easy access to the A444 which provides direct access to the M42 and A5.



Accommodation Details - Ground Floor

The front door leads into the entrance hall with door to the rear elevation and door leading off to the right into an impressive open plan kitchen/ breakfast room with bi-folding doors to the rear garden. The kitchen area has a comprehensive range of quality eye level and base units, ample preparation surfaces with complementary tiling, two built in ovens, an integrated fridge, freezer, dishwasher, and wine cooler. There is a ceramic hob with extractor hood above and a chef island with cupboards and drawers below and open staircase rising to the first floor. From the main entrance hall, a door to the left gives access to the inner hallway where there are doors leading off to two ground floor bedrooms, both having French doors opening onto the rear garden and a range of built in wardrobes. Bedroom two has an attractive cast iron fireplace. Finally on the ground floor is a four-piece bathroom featuring a roll top bath mixer with shower attachment over, a large fully tiled walk-in shower, low flush WC and a pedestal wash hand basin.

First Floor

From the kitchen area the open staircase rises up to a feature of this property, a spacious light and airy first floor sitting/dining room having an apex window to the rear elevation enjoying countryside views, a feature semi-circular window to the front elevation and vaulted ceiling. The landing provides further access into a 16ft dual aspect main bedroom with double glazed French doors to the rear elevation, enjoying countryside views and double-glazed window to the front. Boasting a range of fitted wardrobes and a cast iron fireplace with mantle above. Serving this room is a shower room with a large, tiled shower with shower screen, low flush WC and pedestal wash hand basin.





Outside

Externally to the front of the property is access to a double detached garage with electric up and over door and an attached store. There is also hard standing providing further parking. The rear garden which backs onto open fields is low maintenance having a large paved patio and area laid to artificial lawn.



A bespoke extended family home backing onto open fields.

Viewing is highly recommended.





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01827-718021 Option 1

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.

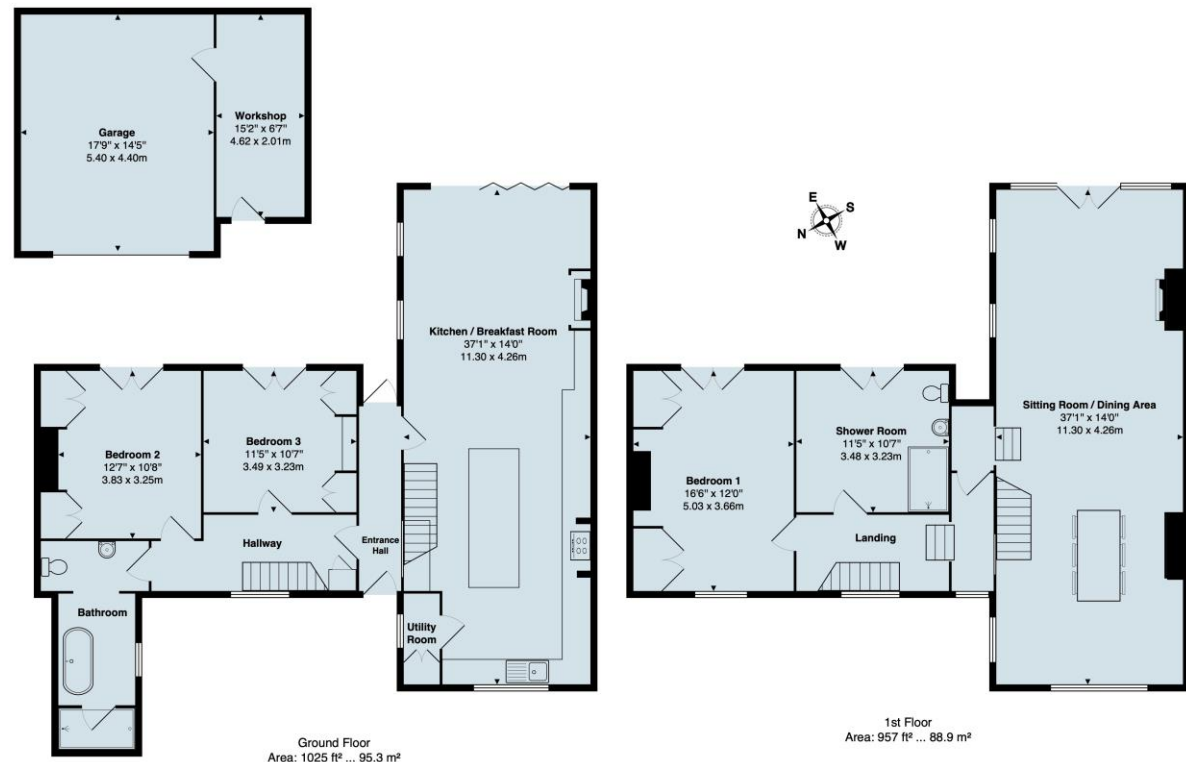
Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

Council Tax

Band - F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	66 D
39-54	E		
21-38	F		
1-20	G		



Total Area: 2082 ft² ... 193.5 m² (excluding garage)
All measurements are approximate and for display purposes only

Howkins & Harrison

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