



The Old Rectory, Church Lane, Desford, Leicestershire, LE9 9GD

HOWKINS &
HARRISON



The Old Rectory,
19 Church Lane, Desford,
Leicestershire, LE9 9GD

Situated within close proximity to the church of St Martin in the extremely sought after village of Desford.

A spectacular five bedroom detached residence having been completely refurbished to a high specification by the present owners.

The property boasts over 4700sqft of well proportioned accommodation to include, four reception rooms and a conservatory, 24ft bespoke kitchen/breakfast room with utility off, cloakroom WC and an 18sqft basement/wine cellar. To the first floor are five double bedrooms, two with en-suite shower rooms and finally a family bathroom.

Approached via a security gated entrance the property enjoys extensive gardens extending to 1.26 acres with its own private lake and pool house containing a heated swimming pool with changing room and shower facilities.



Features

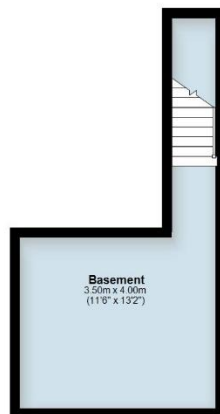
- A period detached residence in idyllic village setting
- Over 4700sqft of versatile accommodation
- Impressive bespoke fitted kitchen/ breakfast room
- Five excellent size bedrooms
- Two en-suite shower rooms & family bathroom
- Detached indoor pool house with heated swimming pool
- Generous 1.26 acre plot with established gardens
- Security gated entrance & ample parking for several vehicles
- Double garage with adjoining store
- Sought after residential location ideal for commuters



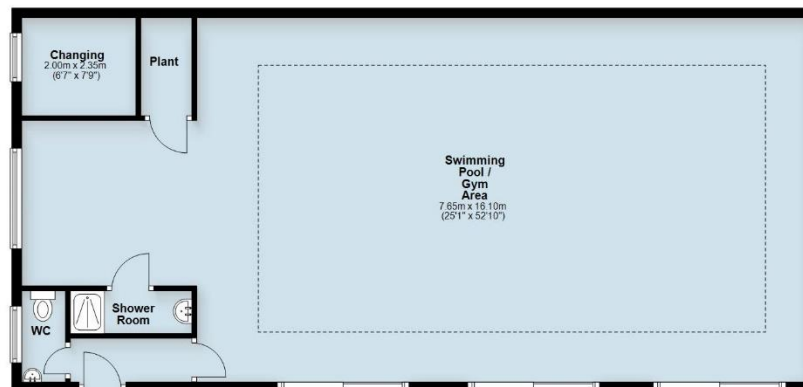
Location

The village of Desford provides a range of local shopping, educational and recreational facilities together with access to local communication networks including the A47 and A46, M1 and M69 motorways. Leicester city centre (8 miles) provides a comprehensive range of facilities including a mainline railway station and the out of town shopping centre at Fosse Park. Further local and regional facilities are available in Hinckley (10 miles), Coventry (22 miles) and Birmingham (47 miles). London is approximately 106 miles to the south and can be accessed via the M1 or through main line rail services at Leicester and Nuneaton (15 miles) both bring London to within about 90 minutes travelling time.

Basement
Approx. 18.0 sq. metres (193.8 sq. feet)



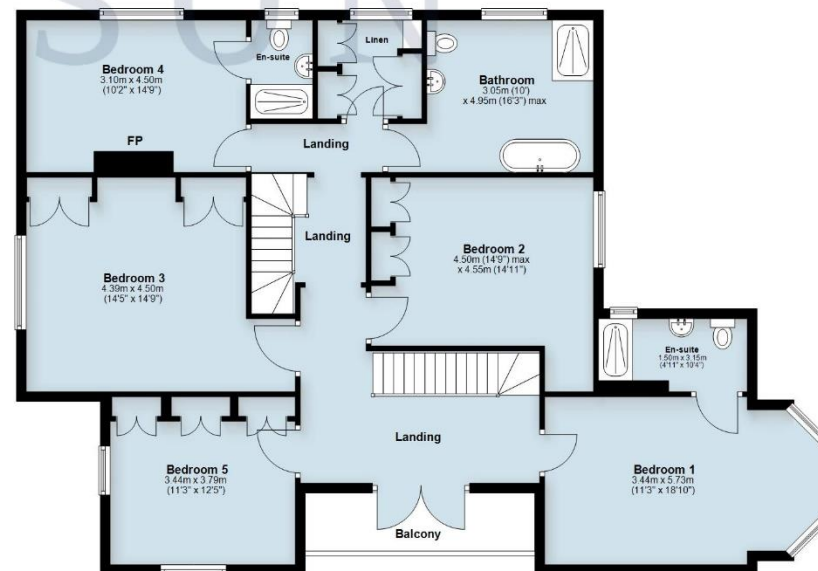
Outbuilding
Approx. 121.2 sq. metres (1305.1 sq. feet)



Ground Floor
Approx. 165.7 sq. metres (1783.4 sq. feet)



First Floor
Approx. 134.9 sq. metres (1451.8 sq. feet)



Total area: approx. 439.8 sq. metres (4734.0 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate, no responsibility is taken for errors, omission or mis-statement. Item icons such as bathroom suites, sinks are representations only and may not look like the real items. Plan produced using PlanUp.







Accommodation Details – Ground Floor

Double entrance doors lead into an entrance porch with two double glazed windows to the front elevation, tiled flooring and further door leading into the main 'L' shaped entrance hall also with tiled flooring with cloakroom WC off, external door to the rear and the main staircase rising to the first floor. A secondary staircase leads down to the basement/wine cellar. To the left of the hallway are three reception rooms, the first a 20ft dual aspect drawing room with attractive feature fireplace, extensive glazing overlooking the gardens and window to the front elevation. The second is a lounge with two windows to the side elevation and feature fireplace. To the rear is a separate study also with window to the side elevation and a feature fireplace. To the right of the hallway you will find a 21ft formal dining room with window to the front elevation, French doors to the side elevation and double doors leading into an impressive conservatory. The property boasts a quality fitted, bespoke kitchen/breakfast room with an abundance of eye level and base units with granite preparation surfaces, a range of integrated appliances and a Range cooker. The central island has further storage and seating area and there is a door to a walk in pantry and further rear door to the utility room.



First Floor

The main staircase leads to a generous floor galleried landing double glazed French doors leading out onto a large balcony enjoying views over the rear gardens and lake. Doors lead off the landing to five excellent size bedrooms, a walk in linen closet and a large four piece family bathroom. Bedroom one has a double glazed bay window and window seat enjoying the spectacular views alongside a quality range of fitted wardrobes and its own en-suite shower room. Bedrooms two, three and five have also have the benefit of quality fitted wardrobes, with bedroom four having its own en-suite shower room and a feature fireplace.



Outside, Gardens and Grounds

Externally the property is approached via a security gated entrance leading to parking for several vehicles and access to a double garage with adjoining store. There are formal lawned gardens and a privately owned lake with a bridge to a centre island garden which has been cleverly divided into several charming sections including a Mediterranean themed garden and a Japanese garden. There are raised beds, vegetable garden, sun terraces and an orchard bearing fruit and nut trees. There is a newly constructed potting shed with power and light supply and an impressive detached pool house, housing a heated swimming pool, shower room and changing rooms. The total plot extends to 1.26 acres.



A rare opportunity to acquire a detached character residence in an idyllic position, having been sympathetically improved by the current owners to provide an enviable family home.



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

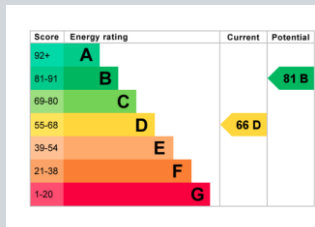
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141.

Council Tax

Band - G



Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

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.



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.



rightmove
find your happy

