



COTSWOLD HOUSE | KATE'S HILL | ROLLESTON ROAD | BILLESDON | LEICESTERSHIRE



A superb, five bedroom new build property, boasting truly spacious accommodation over three floors. This high specification property sits in an elevated position with views across to the church, only a few minutes walk from this thriving village centre.

#### Location

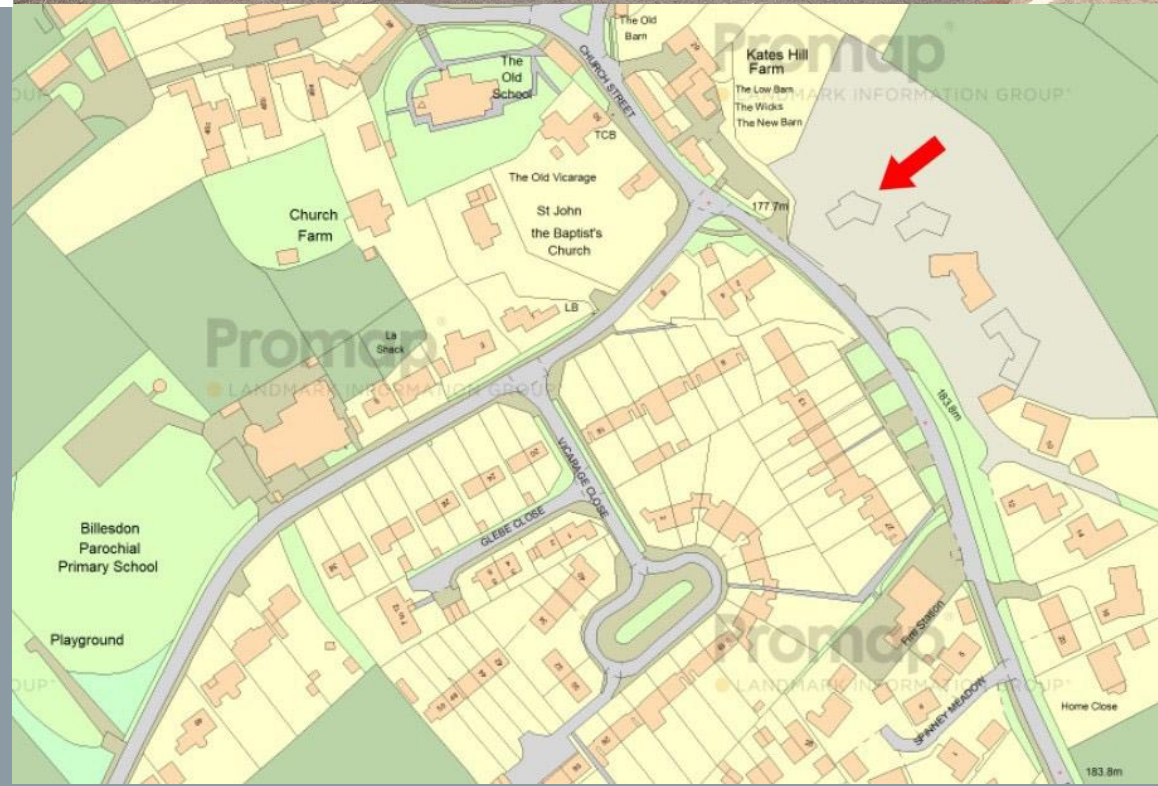
Billesdon is a **thriving** East Leicestershire village with a **strong sense of community** and many homes of significant historic and architectural interest.

**Village amenities** include two popular public houses, community and recreation centre, primary school, village store, post office, parish church, nearby lake walk and doctor's surgery.

Billesdon is **well positioned** almost **equidistant** from **Leicester** to the west, **Market Harborough** to the south, **Oakham** and **Uppingham** to the east. Market Harborough offers mainline travel to London St Pancras in little over an hour.



Billesdon village scene



BILLESDON  
C OF E  
PRIMARY SCHOOL

2 MINUTE  
WALK

DON & SUE'S  
VILLAGE SHOP

7 MINUTES  
WALK

COMMUNITY  
POST  
OFFICE

5 MINUTES  
WALK

DR'S  
SURGERY

7 MINUTES  
WALK

MARKET  
HARBOROUGH

20 MINUTES  
DRIVE

UPPINGHAM

15 MINUTES  
DRIVE

LEICESTER CITY  
CENTRE

25 MINUTES  
DRIVE

OAKHAM SCHOOL

25 MINUTES  
DRIVE

LEICESTER  
GRAMMAR  
SCHOOL

13 MINUTES  
DRIVE

An exciting opportunity to purchase a four/ five-bedroom, five-bathroom executive detached property boasting a high specification build and finish, located on a substantial plot

With the benefit of gas central heating and wet underfloor heating to the ground floor, the property offers accommodation comprising has a large entrance hall, downstairs WC, an open plan dining kitchen through to a garden room, pantry and boot room/utility, a spacious sitting room and a double garage

To the first floor are four bedrooms each with an ensuite plus a study & laundry room.

To the second floor there is a further bedroom with ensuite and dressing area.

#### Outside

The property benefits from a substantial elevated plot which takes in the views of east Leicestershire and its rolling countryside. To the front is a double garage and ample off road parking on a block paved driveway.



- ❖ Off plan executive detached home
- ❖ Open plan flexible living
- ❖ Five bedrooms
- ❖ Five bathrooms
- ❖ Desirable east Leicestershire village
- ❖ 10-year build warranty
- ❖ Renowned local house builder
- ❖ Excellent village amenity



# Specification

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## Superstructure and exterior specification

### ❖ Foundations

Trench and concrete with block and beam ground floor

### ❖ Build

Main structure, block and brickwork insulated cavity walls

### ❖ Brickwork

Oast Russett multi red clay brickwork with Stamford Ironstone

### ❖ Sills and headers

Matching brick soldier course header and cast stone sills

### ❖ Roof

Traditional slate

### ❖ Windows

Windows PVCu in light grey, double glazed Argon sealed units. All non-openers fully cased to balance openers. Hardware in satin chrome finish. Bi folding doors in aluminium in matching colour

### ❖ External doors

External front door composite material. Multi point locking.

### ❖ Garage

Twin electric garage doors, up and over in cedarwood finish

### ❖ Front Drive

Finished in traditional permeable style block paving.

### ❖ Patios and paths

Finished in porcelain/ Limestone grey slabbing.

### ❖ Landscaping and finishing

Garden landscaping. Lawn turfed. Fresh topsoil to all borders

### ❖ Outside tap

Located at the rear

### ❖ Boundaries

A combination of boundary treatments including bayfield walling to rear and low wall or fencing to front

### ❖ Water Meter

Fitted to comply with the local authority stipulation and location

### ❖ Porch

Oak frame canopy porch

## Interior specification

### ❖ Internal Paintwork

Walls and ceilings painted matt white. All woodwork to be painted white silk or eggshell. Designer radiators (upstairs) pre-finished in white

### ❖ Internal Doors

Oak veneered doors. Door furniture chrome satin

### ❖ Staircases

Main staircase to first floor and landing in oak with glass balustrades. First to second floor open design incorporating newels and square top chamfered spindles to be painted satin/eggshell white with stained oak handrails

### ❖ Flooring

All 5 en-suites finished and Karndean flooring

### ❖ Skirting boards

Deep moulded. Painted

### ❖ Five En-suites and Downstairs WC

- Villeroy & Boch Sanitaryware (or similar quality brand) accompanied by Hansgrohe taps and shower mixers (or similar quality brand)
- Wall hung WCs and concealed cisterns with soft close seats (beds 3 and 4 floor mounted WC)
- Dual chrome heated towel radiators throughout
- Shower cubicles fully tiled with walk-in glass panels & deflector panels, sliding/opening shower doors
- Vanity unit with basin and mixer tap in all locations
- Splash back tiles to basins
- Acrylic bath with mixer. Tiled bath surround
- 5 ensuite bathrooms (no family bathroom)
- All en-suites have showers with low profile trays

### ❖ Built in wardrobes

First floor bedroom 1 and second floor bedroom 5, space for bespoke fitted walk-in wardrobe/dressing rooms. Designs available at optional extra cost.

### ❖ Study

Design and fitted at optional extra cost

### ❖ Loft

2 or 3 sq mtrs of boarded storage area. Hatch located in bedroom 3

#### ❖ Kitchen

High quality kitchen design by Burt Joinery with Neff appliances.

- Neff Full Height Integrated Fridge
- Neff Full Height Integrated Freezer
- Neff Single Oven
- Neff Combination Microwave
- Neff Induction Hob with integrated extractor
- Neff Integrated Dishwasher
- Kubus 1.5 bowl dark grey granite style sink
- Quooker Pro 3 Classic Fusion tap
- Quartz/ granite worktops finished in white storm with rear upstands
- Handmade kitchen units by Burts Joinery finished in Dove Grey
- Under cupboard lighting

#### ❖ Boot Room/Utility room

Units to match the kitchen, Quartz/granite worktops with upstands. Built-in bench with oak seat and wall panelling to seating and between cupboard seats

#### ❖ Walk in pantry

Separate walk-in pantry with floor to ceiling built-in shelving and units in matching Dove Grey

#### ❖ Laundry room

Plumbed for washing machine and space for dryer located off the first floor landing

#### ❖ Fireplace

Brick design with oak beam (See separate spec sheet)

#### ❖ Gas central heating

Wet underfloor heating system to all downstairs rooms and designer convector panel radiators upstairs subject to engineer's calculations for each room size. Gas central heating boiler for heating and hot water with separate hot water cylinder

#### ❖ Insulation

To comply with the current building regulations with an estimated EPC of B

## Electrics

#### ❖ Electric sockets

- Double chrome grey nickel sockets throughout

#### ❖ Alarm

Alarm system fitted with motion detectors (downstairs) and keypad  
Wiring pre-installed for 2 security cameras (excludes cameras and fitting)

#### ❖ Cat 6

Cabling fitted throughout the property wired to coms cabinet

#### ❖ Lighting

- Recessed LED spot lights to kitchen, utility, lounge, dining/family room, master bedroom, hall, landing bathrooms and en-suites
- Pendant lights to remaining rooms including attic
- Garage 2 fluorescent lights
- Low energy lamps to meet current building regulations
- Kitchen, 3 pendant lights above the island

#### ❖ Smoke detectors

To comply with current building regulations

#### ❖ Sky/ Internet

Pre-wired (excludes aerials and fitting). Internet high speed fibre optic connection

#### ❖ Extractor fans

Fitted in all locations to meet current building control regulations

#### ❖ Exterior lights

Light located in recessed front porch  
8 wall mounted traditional lanterns

#### ❖ Car charger

Optional extra

#### ❖ Driveway gates

Pair of traditional oak farm electric gates. Intercom can be installed as an optional extra

#### ❖ Garden lighting

Exterior wall lights mounted on rear wall

#### ❖ Warranty

The property benefits from a 10-year ICW Building warranty

*Every effort has been made to ensure that the information contained in these specifications are accurate, however we reserve the right to change as necessary the architects plans and these specifications without prior notice.*

*These details or the architect's drawings do not constitute or form part of any contract of sale.*

*PC sums are exclusive of VAT. No credit is transferrable on PC sums*



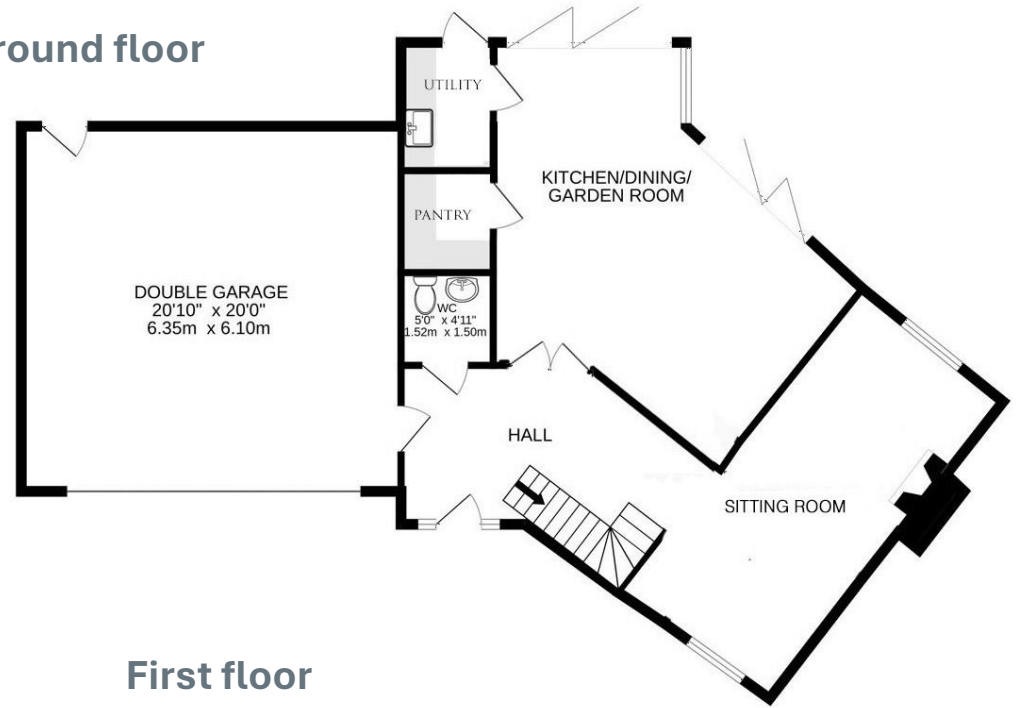
❖ **Disclaimer**

Details are given as a general guide and may be subject to alteration.

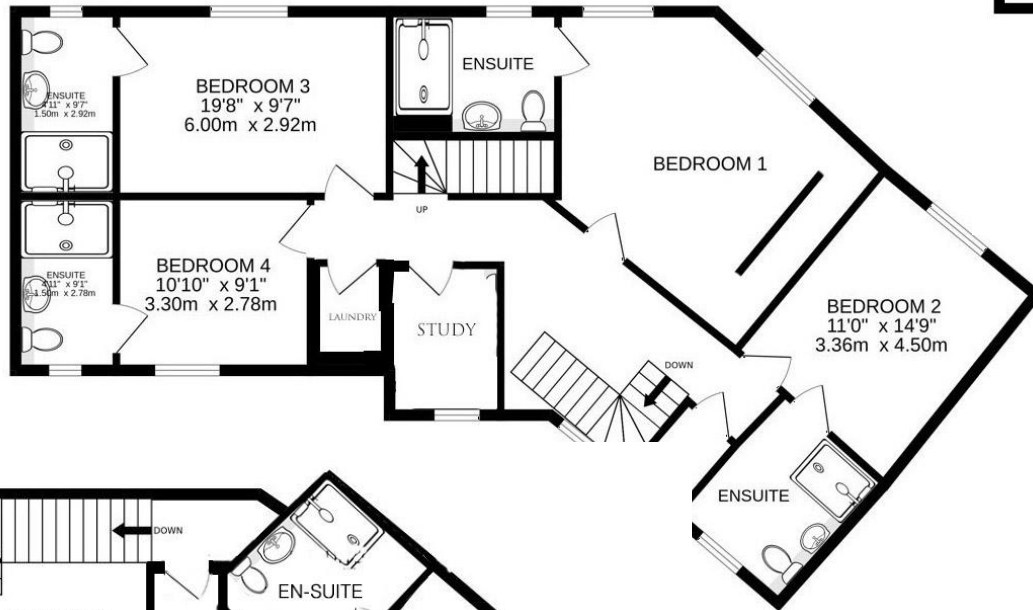
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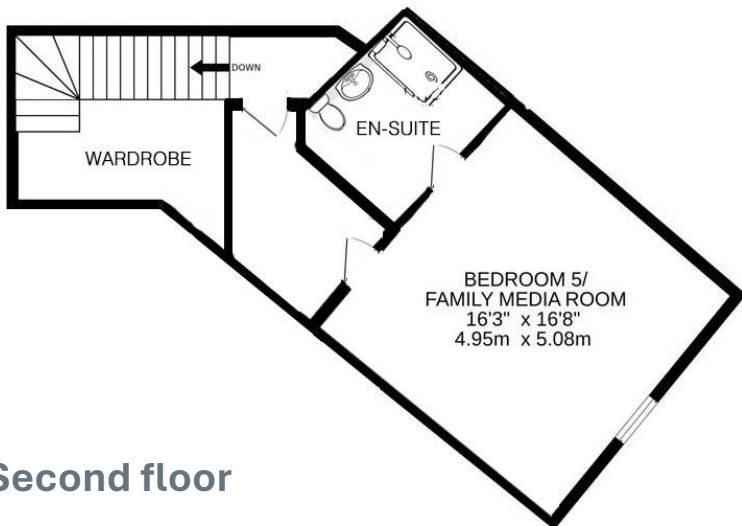
## Ground floor



## First floor



## Second floor



**Total floor area: 2584 Sq. Ft (240.1 Sq. M)**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective buyer.



View from Rear





# SANDRION

## About Sandrion Homes

Sandrion Homes focus not on the many but on the few select properties we choose to build each year. We pride ourselves on quality workmanship, traditional skills and attention to detail.

All Sandrion Homes are individual properties in non-estate developments in choice locations that blend into communities with the use of local materials and features.

Our passion is good design, creating distinctive homes with traditional values and functional modern interiors which change the way you live, so we choose to work with some of our customers to help create their perfect home.

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