



Meadow View (Plot 2), Crossroads Farm
Salford Road, Eastwell, Leicestershire,
LE14 4EF

£1,100,000
Tel: 01949 836678

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Meadow View forms one of four individual detached homes within this stunning bespoke development comprising two new build barn style properties with a further period barn and the original Grade II listed farmhouse. Meadow View occupies what is an enviable position on the south easterly side of the development affording superb panoramic views across adjacent fields and to Waltham on the Wolds on the horizon.

The property offers an extensive level of internal accommodation which extends to in excess of 3,000 sq.ft. but benefits from two further potential rooms in loft space offering a further 600 sq.ft. of floor area with the total, excluding its integral garage which provides a further 370 sq.ft.

The property has been completed by a well regarded local developer known for producing high specification bespoke homes, particularly within the Vale, with this properties being no exception. The property has been designed and constructed with a great deal of thought and attention to detail mimicking the aesthetics of a barn but combining this with the advantages of modern, efficient, construction and contemporary living.

The property offers a considerable level of versatility within its layout with up to three main reception areas including a fantastic, well proportioned, dual aspect living/dining kitchen with access out into the rear garden and affording panoramic views. The kitchen is tastefully appointed with a generous range of Shaker style units finished in heritage colours with quartz preparation surfaces and high specification integrated appliances which creates a fantastic area, perfect for today's way of living, and will undoubtedly become the hub of the home. In addition there is a useful utility providing further storage complementing the main kitchen units. The two further receptions provide light and airy spaces that lead off a central hallway with ground floor cloak room. An attractive staircase rises to a first floor galleried landing above, flooded with light from a full height threshing barn style opening. To the first floor, leading off a central landing, are four double bedrooms, two with ensuite facilities, and a spacious main bathroom, all fitted with contemporary

fixtures and fittings. Off an inner landing is a further staircase which rises to two superb spaces in the eaves which currently provide an excellent level of storage and around 600 sq.ft. of floor area with full height pitch and could offer potential for further conversion into additional rooms.

The property benefits from modern construction and efficient living with underfloor heating to both the ground and first floors, deep skirtings and architraves, oak internal doors and neutral decoration throughout. The properties benefit from heating provided by air source heat pumps.

As well as the internal accommodation the property occupies a delightful corner plot, the main gardens lying to two sides with ample off road parking and an integral double garage with electric doors and car charging point. The rear gardens benefit from panoramic views across adjacent fields and to Waltham on the Wolds on the horizon.

Overall this is a truly impressive home in a pleasant semi rural setting with viewing coming highly recommended.

EASTWELL

Eastwell lies in the Vale of Belvoir and amenities can be found in the adjacent village of Stathern including primary school and village shop. Further facilities can be found in the nearby market towns of Bingham, Grantham and Melton Mowbray and from Grantham there is a high speed train to King's Cross in just over an hour. The village is also convenient for the A52, A46 and A1.

AN ATTRACTIVE OAK ENTRANCE DOOR WITH FULL HEIGHT DOUBLE GLAZED SIDE LIGHTS LEADS INTO:

INITIAL ENTRANCE HALL

11' x 9'1" (3.35m x 2.77m)



A pleasant initial entrance vestibule flooded with light having a full height glazed elevation leading up to the galleried landing above. The focal point is a turning spindle balustrade staircase rising to the first floor landing with a useful alcove beneath, the room also having deep skirtings, stone tiled door and further oak internal doors leading to:

OPEN PLAN LIVING/DINING KITCHEN

34'9" x 25'4" max (10.59m x 7.72m max)



A simply stunning open plan, L shaped, light and airy room benefitting from a run of bifold doors which affords

stunning panoramic views to the side east across to Waltham on the Wolds and adjacent fields and countryside. This undoubtedly will become the hub of the home being generously proportioned and large enough to accommodate both a living and dining area as well as linking through into a further reception. The kitchen is beautifully appointed with a generous range of Shaker style units finished in heritage style colours with obscured glazed display cabinets and quartz preparation surfaces and including a central island unit incorporating an attractive, solid oak breakfast bar providing informal dining. In addition the kitchen having high quality integrated appliances including Neff combination microwave with warming drawer beneath, twin Neff hide and slide ovens, induction hob with extractor hood over, full height fridge and freezer, Caple dishwasher, pull out recycling drawers and butler's pantry providing a fantastic level of storage, under mounted sink unit with Quooker boiling tap, quartz splash backs and under unit lighting.

From the kitchen area further doors lead to:



UTILITY ROOM

9'3" x 6'8" (2.82m x 2.03m)

Well appointed to complement the main kitchen units, having three fitted base units with quartz preparation surface over, square bowl under mounted sink with swan neck articulated mixer tap, plumbing for washing machine, space for tumble dryer, ample room for further free standing appliances, continuation of attractive stone tiled floor, deep skirtings and oak exterior door.

SIDE ENTRANCE HALL

Having double glazed window to the front, courtesy

access into the double garage and further door leading into:

GROUND FLOOR PLANT ROOM

6'7" x 3'2" (2.01m x 0.97m)

Housing the pressurised hot water system and underfloor heating manifolds and also providing storage.

RETURNING TO THE LIVING AREA OF THE KITCHEN A LARGE OPEN DOORWAY LINKS THROUGH INTO:

FURTHER RECEPTION SPACE

14'11" max x 14'7" max (4.55m max x 4.45m max)



Ideal as a family room or snug, again with stunning views to the rear, having deep skirtings, engineered European oak plank flooring and a further oak internal door leading through into:



INNER HALLWAY

14' x 4'4" (4.27m x 1.32m)

Having an open doorway into the initial entrance hall, double glazed window to the front and further doors to:

GROUND FLOOR CLOAK ROOM

6'9" x 3' (2.06m x 0.91m)

Tastefully appointed with modern suite with a traditional slant, comprising RAK Ceramics WC with concealed cistern and separate vanity unit with inset washbasin and continuation of the tiled floor.

MAIN LIVING ROOM

16'2" x 19'6" (4.93m x 5.94m)



A fantastic, well proportioned, light and airy space benefitting from windows to three elevations including a run of bifold doors affording stunning panoramic views to the rear. The room having European engineered oak plank effect flooring, deep skirtings and inset downlighters to the ceiling.



RETURNING TO THE MAIN ENTRANCE HALL AN ATTRACTIVE SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

FIRST FLOOR GALLERIED LANDING



Flooded with light having full height double glazed window to the front and useful built in airing cupboard which also houses the first floor underfloor heating manifolds and provides storage space. Further doors lead to:

BEDROOM 1

15'1" x 12'4" (4.60m x 3.76m)



A well proportioned double bedroom benefitting from both a walk in dressing room and separate ensuite facilities, the main bedroom affording wonderful panoramic views to the rear, having deep skirtings, inset downlighters to the ceiling and sliding pocket doors leading into:

ENSUITE SHOWER ROOM

10'6" x 5'6" (3.20m x 1.68m)

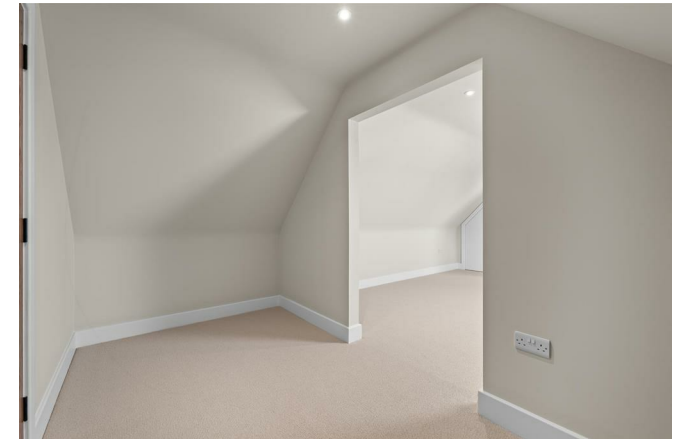


Beautifully appointed with a contemporary suite comprising large double width shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, built in vanity unit providing a good level of storage and RAK Ceramics WC with concealed cistern and marble effect vanity surface over with inset washbasin with chrome mixer tap, contemporary towel radiator, deep skirtings, oak effect flooring and double glazed window to the side.



DRESSING ROOM

8'9" x 6'5" (2.67m x 1.96m)



Having deep skirtings and double glazed window with a stunning aspect to the rear.

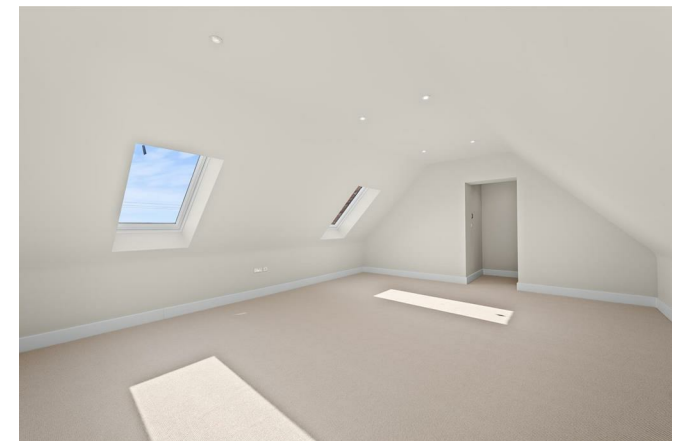
WALK THROUGH DRESSING AREA

12'11" x 6'2" (3.94m x 1.88m)

Having initial walk through dressing area, attractive part pitched ceiling with inset downlighters, deep skirtings and open doorway leading through into

BEDROOM 2

14'2" x 12'11" (4.32m x 3.94m)



An excellent well proportioned suite also benefitting from

ensuite facilities, having attractive pitched ceilings with inset downlighters, deep skirtings, under eaves storage space, skylight to the front and further door leading through into:

ENSUITE SHOWER ROOM

9'92" x 5'11" (2.74m x 1.80m)



Tastefully appointed with a suite comprising double length shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, vanity unit with RAK Ceramics WC with concealed cistern, marble effect vanity surface over and inset washbasin, oak effect flooring, contemporary towel radiator, part pitched ceiling and skylight to the front.



BEDROOM 3

19'5" x 16'2" (5.92m x 4.93m)



A fantastic, well proportioned double bedroom affording a dual aspect with double glazed window to the side and two skylights to the rear with superb open views. The room having attractive part pitched ceiling with inset downlighters and deep skirtings.

BEDROOM 4

15'2" x 14'1" max (4.62m x 4.29m max)



A well proportioned L shaped double bedroom having deep skirtings, inset downlighters to the ceiling and window to the rear with superb open views.

FAMILY BATH/SHOWER ROOM

15' x 8'7" (4.57m x 2.62m)



A well proportioned space beautifully appointed with large double width shower enclosure with initial drying area, glass screen and chrome wall mounted shower mixer with both independent handset and rainwater rose over, separate tongue and groove effect panelled bath with

chrome mixer tap with integral shower handset, a generous run of vanity units providing an excellent level of storage, RAK Ceramics WC with concealed cistern and marble effect vanity surface over with inset washbasin and wall mounted LED mirror above, oak effect flooring, deep skirtings, contemporary towel radiator and double glazed window to the rear.

RETURNING TO THE FIRST FLOOR LANDING A FURTHER OAK DOOR GIVES ACCESS TO:

INNER LANDING

11'6" x 7'6" (3.51m x 2.29m)

A versatile space which gives access to the second floor having spindle balustrade turning staircase with alcove beneath which would be large enough to accommodate a study area or provide useful space if required, deep skirtings and double glazed window with views to the rear. The staircase rises the second floor where there are two excellent attic spaces ideal for storage but would offer potential for conversion into additional space in the future.

1ST LOFT VOID

23'7" x 13'5"



Having double glazed window to the side.

2ND LOFT VOID

22'7" x 13'7" (6.88m x 4.14m)

EXTERIOR

Meadow View will occupy an enviable plot on the south easterly side of a development of only a handful of dwellings affording gardens to two sides as well as stunning open views across adjacent fields. The frontage will lead round to a generous parking area and, in turn, the integral double garage. The gardens will be landscaped with paved terrace and lawn.

GARAGE

19'2" deep x 19'5" wide (5.84m deep x 5.92m wide)

Having twin electric roller shutter doors, power, wall mounted electric car charger, electrical consumer unit and cold water tap.

COUNCIL TAX BAND

Melton Borough Council - Band TBC

TENURE

Freehold

ADDITIONAL NOTE

We understand the property is on mains electricity and water with central heating provided by electric air source heat pumps and the properties having private drainage systems and fibre broadband.

The properties are accessed of an initial shared driveway with a shared responsibility.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

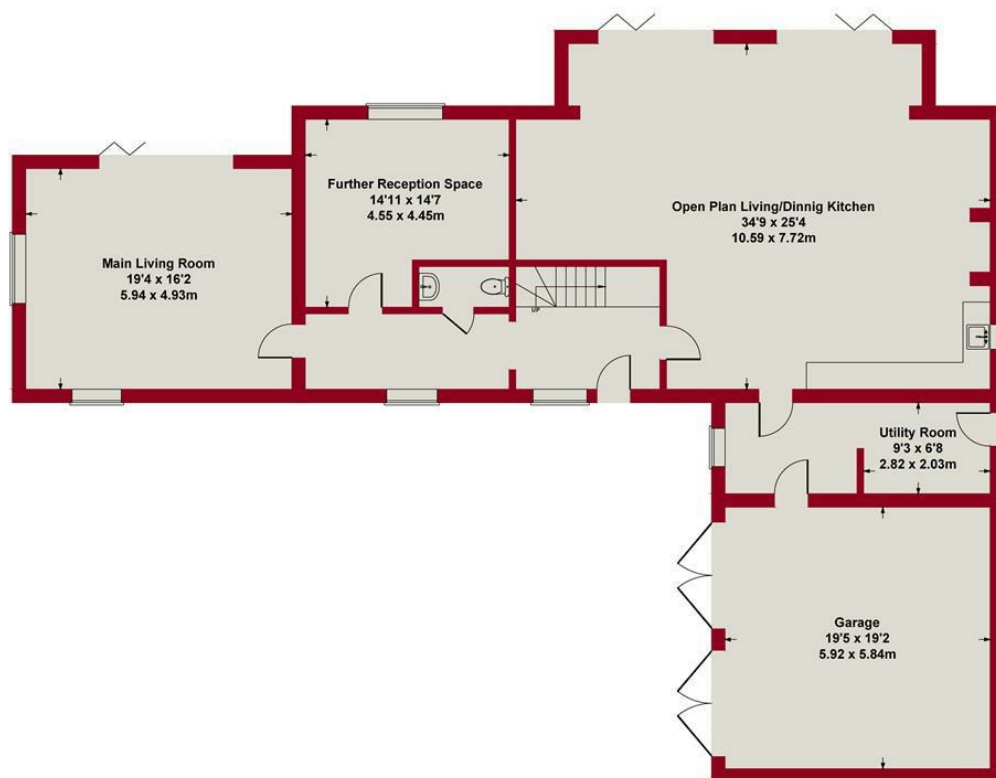
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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

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



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