



4, Meadow Lane, Stanton Under Bardon, Leicestershire, LE67 9TL

HOWKINS &
HARRISON



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Stanton Under Bardon,
Leicestershire, LE67 9TL

Guide Price: £800,000

Situated in the sought-after village of Stanton Under Bardon, this substantial and beautifully presented detached home offers over 3,600 sqft of versatile living space. The property is designed for both family life and entertaining, with a fantastic garden and a swimming pool.

Features

- Substantial detached family home
- Sought after semi-rural location
- 27ft open-plan kitchen/dining room/family room
- Dual aspect living room doors providing seamless indoor-outdoor living
- Luxurious principle bedroom with walk-in wardrobe and en-suite
- Large gated driveway and double garage for secure off-road parking
- Impressive outdoor swimming pool
- Set within a beautiful, private garden



Description Continued

Briefly comprising:- a spacious entrance porch leads into a welcoming hallway, a large, light-filled sitting room and a separate conservatory, both providing views of the garden. The impressive open-plan kitchen and dining room is the heart of the home with a dedicated study offering an ideal space for working from home. Elsewhere are a utility room, and a guest WC. The first floor comprises four well-proportioned bedrooms, the principle bedroom is a true retreat, featuring an en-suite shower room and a walk-in wardrobe. The second bedroom also benefits from an en-suite shower room, whilst a family bathroom serves the remaining bedrooms. Externally there is a double garage and large garden with a swimming pool, making it an exceptional home for those seeking a tranquil village lifestyle.



Location

Stanton under Bardon is a village and civil parish in Leicestershire, with a population of 634. It has a history of stone mining, a thatched pub, two churches and a primary school. Located close to Markfield, a sought-after village to the north-west of Leicester and offers convenient access to the market towns of Hinckley, Market Bosworth, Ashby-de-la-Zouch, Coalville and Loughborough. All of which offer a range of amenities including shopping, schooling and recreational activities, plus regular bus services & access to East Midlands Airport, the M1, M69 and M42 motorway network and the adjoining Charnwood & New National Forests, with their many scenic country walks and golf courses. The village of Markfield benefits from being surrounded by easily accessible countryside. There are a variety of public footpaths which include the "Leicestershire Round". To the north-western side of the village lies the Hill Hole Nature Reserve. Local amenities include Chinese and Indian takeaways, a fish and chip shop, public houses, newsagents, Just Naturally Healthy - an independent shop selling organic produce, a Co-Operative Supermarket and a doctor's surgery. Local primary schooling is available at Mercenfeld Primary School and nearby Stanton Under Barton Primary School, with secondary schooling available at South Charnwood High School.

Ground Floor

Approx. 196.0 sq. metres (2110.0 sq. feet)



First Floor

Approx. 142.4 sq. metres (1532.4 sq. feet)



Total area: approx. 338.4 sq. metres (3642.3 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 PlanItUp.



Accommodation Details – Ground Floor

A welcoming porch opens into an impressive hallway with a sweeping staircase rising to a galleried landing above. From here, doors lead to a study and a guest WC. The 'L'-shaped sitting room is a standout feature, with a large walk-in bay window incorporating French doors to the garden, creating a light-filled and versatile entertaining space. To the rear, the heart of the home is the superb open-plan kitchen/dining/family room, extending to an impressive 27ft in width, perfect for modern family living. A conservatory provides additional reception space, while a utility room and a series of useful storage cupboards add practicality. The property also includes a self-contained annexe useful for extended family, or independent living. An integral garage completes the ground floor.

First Floor

The sweeping staircase leads to a generous galleried landing with built in storage cupboards. The principal bedroom is a true retreat, with en-suite shower room and walk-in wardrobe. Two further double bedrooms are served by a stylish family bathroom.









Attached Annexe

The property also includes a self-contained annexe with its own lounge/kitchen, study/store, shower room, and WC, making it ideal for guests, extended family, or independent living. A separate staircase gives access to a large double bedroom with its own shower room and ample attic storage, providing excellent flexibility.

Outside, Gardens and Grounds

The front of the property is dominated by a large block-paved driveway that provides extensive off-road parking and leads to a double garage. Mature trees and shrubs border the front, adding to the property's privacy and curb appeal. The rear of the home is a true highlight, featuring a meticulously maintained garden that offers both a large lawned area and a dedicated patio space. A key feature is the outdoor swimming pool, which is positioned perfectly for enjoying warm weather. The garden is enclosed by well-maintained hedges and fencing, ensuring a high degree of privacy. This outdoor space is ideal for family activities, relaxation, and entertaining, with ample room for outdoor furniture and recreation.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01530-410930 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. We are advised that mains water, drainage gas and electricity are connected to the property. The central heating is both gas fired and modern air source heat pump. A gas combi Glow Worm Flexicom system is used for the annexe, and Mitsubishi Ecodan air source heat pump for the main property, with solar thermal for hot water and electric under floor heating in the en-suite bathroom and conservatory.

Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

Council Tax

Band – G

Energy Rating – 75/79 'C'



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