

Alexanders



The Hayloft

Boston Sidings, Bull in the Oak







The Hayloft

Boston Sidings, Bull in the Oak

- A striking and contemporary family home
- Grounds of circa 10 acres with paddock land
- Captivating interiors and beautiful formal gardens
- Part of an exclusive gated development
- Built by Cadeby Homes in the style of a Dutch Barn
- Breathtaking double-height open-plan kitchen
- Five double bedrooms and five bathrooms
- Utility room with separate boot room
- EPC Rating B / Council Tax Band G / Freehold

General Description

Alexanders of Market Bosworth are delighted to be favoured with instruction to market this exceptional detached family house constructed by Cadeby Homes in 2020. This unique property was built in the style of a dutch barn and features a striking and carefully planned exterior. The glass walling has been thoughtfully designed to enhance its beautiful rural surroundings.

The Hayloft is part of a small and exclusive development nestled on the outskirts of Market Bosworth. The development, known as Boston Sidings, is a collection of five carefully planned, unique detached properties, thoughtfully designed in the vernacular of its traditional rural surroundings. The development is accessed via electrically operated oak gates and a resin driveway. The Hayloft is a beautiful family home occupying generous grounds of circa 10 acres; made up of formal contemporary gardens leading from the kitchen and living area, lawned front gardens which are overlooked from a fabulous roof terrace, and paddock land having private, gated access.

The property has a versatile floor area of 3,364 square feet (including a garage). The internal layout has been thoughtfully planned to reflect the conveniences of a 21st-Century lifestyle. The current owners have beautifully maintained this remarkable family home and enhanced what was already an enviable specification with captivating and contemporary interiors. The layout includes five double bedrooms and five bathrooms. Downstairs, you will find the exceptional open-plan and double-height kitchen, dining, and living space, flooded with natural light and enjoying outlooks onto the glorious formal gardens. The galleried landing overlooks this fabulous living space; enhancing the open and spacious feel.





The Hayloft

The spacious entrance hall runs seamlessly through to the open-plan living space. A glass balustraded staircase will lead you to the galleried landing providing access to four double bedrooms; all featuring contemporary en-suites. The main bedroom has a four-piece bathroom with a beautiful free-standing bath and a double vanity. There are French doors with shutters leading out onto the roof terrace with space for dining and entertaining, as well as power, lighting, and heating.

The open-plan living area incorporates a shaker-style kitchen with an island unit, dining, and a living area with a log burner. There is a separate sitting room, a downstairs guest bedroom with an en-suite bathroom, a utility room, and a boot room with beautiful fitted cupboards and tongue and groove paneling, as well as access to the garage/store.

Gardens and Grounds

Outside, the property enjoys two formal garden areas. The rear gardens have been beautifully designed in a contemporary style; perfect for entertaining. Expect to find manicured lawns with beautifully stocked borders, stylish seating terraces, and a fabulous outside kitchen area. There are lawned gardens to the front with a barbeque area and steps up to the roof terrace.

There is parking to the front of the property accessed via the main entrance into the development. There is a second private gated driveway to the left of the property providing access to the paddock land.

Specification and Services

Boston Sidings recently was awarded the Medium Residential award at the Leicestershire Pro Con awards. The Hayloft has been built in the style of a Dutch Barn and features a steel frame with a solid interior and Ash Thermowood cladding attached to the external. The external windows and doors will be made of the VELFAC V200 aluminium/timber composite window system which combines the natural beauty of a timber interior with the benefit of a durable aluminium exterior. The internal doors are oak. The property is wired with Cat 5 cabling and is fitted with a security alarm and CCTV. There is underfloor heating throughout the ground and first floor with the exception of the boot room. Gas central heating. The drainage from the site is run into a BioFicient Klargester.





Location

This idyllic retreat is situated just a short distance from the historic Market Bosworth, surrounded by countryside, and a wonderful array of independent shops, pubs and eateries. There is a farmers' market held in the market place every month, and a plentiful range of recreational and sporting opportunities. The area is well-known for its schooling, including The Dixie Grammar School, and Twycross House School, amongst many others. The property is well-connected with excellent communication links. There is a train service from nearby Nuneaton to London Euston taking from 1 hour. By car, the M42 and M69 are easily accessible.

Distances

Leicester 12 miles, Nottingham 30 miles, Birmingham 29 miles, East Midlands Airport 17 miles, Birmingham Airport 24 miles, Nuneaton Train Station 11 miles (all distances and timings are approximate).

Viewing

Viewing strictly by appointment only, via the sole selling agent Alexanders of Market Bosworth (01455) 291471.

Tenure

Freehold. Maintenance charges £500 per annum.

Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR (Tel: 01455 238141). Council Tax Band G.

General Note

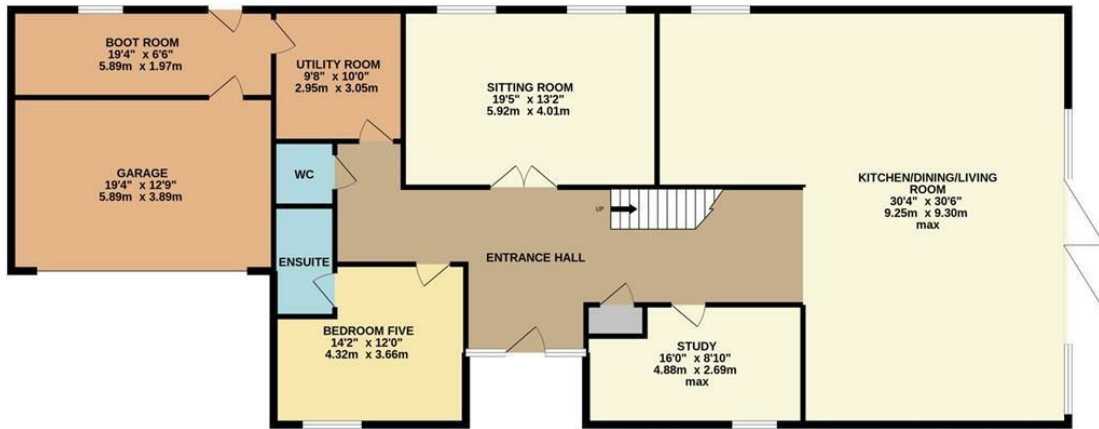
Measurements: Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only. OS Map: The Plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.







TOTAL FLOOR AREA : 3364 sq.ft. (312.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2022



Viewing by appointment only

Alexanders

23 Main Street
Market Bosworth
CV13 0JN

Telephone Sales: 01455 291471
Email: mbsales@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

