

Alexanders



Hinckley Road  
Stoke Golding





# Hinckley Road

## Stoke Golding

- Stunning detached family home
- Beautifully presented to high standard throughout
- Five double bedrooms, 2 ensuites and a family bathroom
- One bedroom studio annexe
- Accessed via electric gates leading to large driveway
- Detached triple garage
- Large rear garden with several seating areas
- EPC Rating B / Council Tax Band G / Freehold

### General Description

Alexanders of Market Bosworth offer to the market Cherry Tree House, a stunning family home with beautifully presented interiors and east-facing gardens, situated on Hinckley Road on the outskirts of Stoke Golding and Dadlington.

Cherry Tree House was constructed in 2016, individually designed and built with no expense spared.

The design is full of character with prominent gables, sharp lines, high ceilings, generous room sizes, flexible layout with a triple garage and one bedroom studio annexe, all set within grounds of just over a third of an acre.

### Accommodation

Accessed via electrically operated gates, kept private by a full height brick wall and mature hedging, the driveway is impressive in size laid mostly to gravel spanning the front and down the side of the property leading to the detached triple garage and attached recently converted self contained one bedroom annexe.

The gardens are laid mostly to lawn with established hedging to the side and with raised planters and several seating areas.

Internally, the property provides well-laid out spacious accommodation set across two floors. The accommodation comprises: five double bedrooms, two ensuites and a further stylish four piece family bathroom.

On the ground floor accessed off its' impressive entrance hall is three reception rooms, study, kitchen/breakfast room, utility and WC.





### Specification

Features include oak flooring, handmade shaker style and central island fitted and designed by local craftsman specialising in high-end, one-off kitchens, painted in a Farrow & Ball with flooring laid to Porcelain tiles.

There is log burner in the main room with bay window, and underfloor heating throughout the ground floor. Bedroom one features custom-made fitted wardrobes and drawers.

### Location

This property lies on the outskirts of this popular village close to lovely countryside yet has easy access to Hinckley, Nuneaton and the M69 motorway with links to the M1 and Leicester.

Stoke Golding offers a superb community with a host of amenities including a popular primary and secondary school, several public houses, an Indian restaurant, along with a village shop and hair salon.

### Viewings

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

### Tenure

Freehold.

### Local Authority

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

### Services

We are advised that mains gas, electricity and water are connected. The property has a septic tank so drainage and mains sewage are not connected.

### Measurements

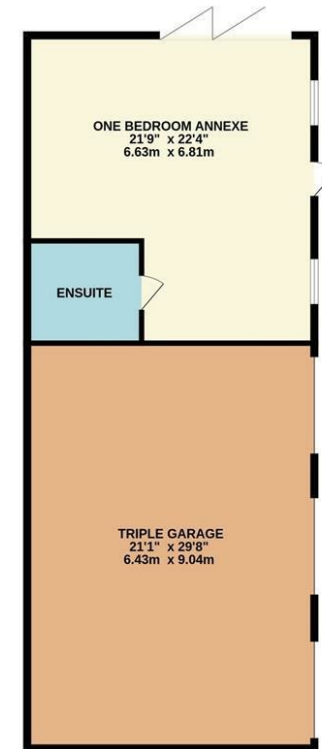
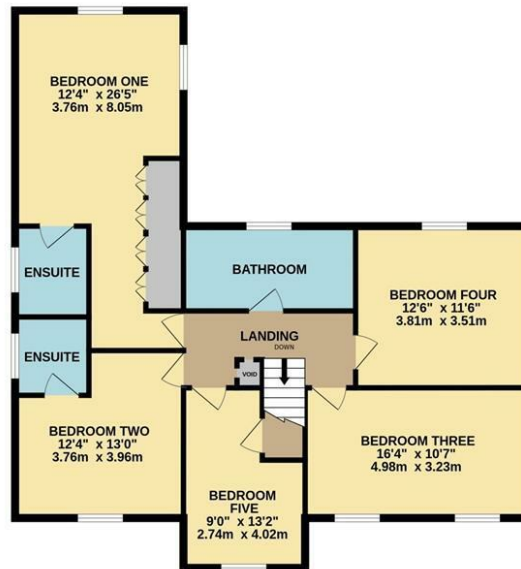
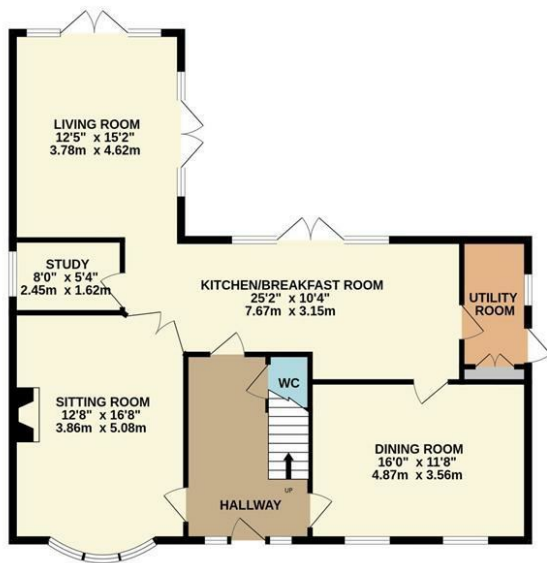
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

### 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 : 3147 sq.ft. (292.3 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.  
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### 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.

