

Alexanders



# Godsons Hill Farm

Station Road, Market Bosworth





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- A substantial detached home in a prime location
- Substantial plot of circa 4.5 acres
- Versatile living accommodation spanning 7,300 square feet
- Five reception rooms plus two garden rooms
- Five bedrooms and five bathrooms
- Large manicured gardens and own woodland
- Positioned in sought after location on a private road
- Self-contained one bedroomed annexe
- Large driveways and quadruple garage
- EPC Rating D / Council Tax Band G / Freehold

## General Description

Alexanders are pleased to present to the market, Godsons Hill Farm, an iconic property situated on the banks of Godsons Hill enjoying arguably one of the best plots in Leicestershire in this elevated position set in 4.5 acres. The property offers commanding views over Kyngs Golf Course, the Ashby Canal and the valley towards Carlton and is located just on the very edge of Market Bosworth, only a short walk away from the market square.

The house was acquired some 18 years ago and since then has been refreshed, extended and greatly improved with no expense spared. Now boasting over 7,300 square feet of floor area with five bedrooms, five bathrooms, two dressing rooms, five reception rooms, two garden rooms and a beautifully appointed kitchen/diner. There is further accommodation comprising of a self-contained one-bedroom annexe above the quadruple garage with its own security system.

## Gardens and Grounds

This charming country home is approached along the private road off Station Road and sits impressively in circa 4.5 acres, surrounded by its own formal gardens and woodland. Set behind gates, there is an extensive gravelled drive, a second overspill drive, detached garaging and steps up into the 3.5 acre woodland. A further half acre of extensive manicured grounds wraparound this charming house and provide an enchanting setting with a raised terrace, maximising the remarkable outlook.





## Accommodation

The accommodation comprises in brief; Porch, vaulted entrance hall with doors to a large bedroom with en-suite shower room, double doors into hallway which gives access to the formal dining room, sitting room, games room, shower room with plant room off and sunroom. From each room there are lovely southerly and westerly aspects over the gardens and the far-reaching views on offer.

Beyond this is a fitted home office, a double bedroom with en-suite, second bedroom with en-suite bathroom, walk-in dressing room and doors leading out onto the courtyard. The kitchen/diner is also located off the main hall giving access to a second garden room, snug, further bedroom with en-suite shower room, utility area, W/C and access down to the cellar.

Upstairs is the principal bedroom suite spanning the whole of the first floor with vaulted sitting room and feature window, large bedroom with views over the formal gardens, walk-in dressing room leading to a wardrobe area, and eaves storage beyond.

## Location

The square is a short walk from the property and boasts an array of local amenities including a doctors' surgery, superb eateries, boutique shops and co-op store. There is also an excellent range of schooling with both independent and state options. Market Bosworth and the surrounding villages are quintessentially English, and there is an excellent local network of public houses, sports and leisure facilities as well as various countryside walks on offer.

## Schooling

Dixie Grammar - 0.3 miles, Twycross House - 6 miles, Leicester Grammar & High Schools - 19 miles, Loughborough Endowed Schools - 15 miles, Repton - 21 miles. (Distances are approximate).

## Distances

Leicester - 13 miles, Nottingham - 30 miles, Birmingham - 28 miles, East Midlands Airport - 18 miles, Birmingham Airport - 23 miles, Nuneaton Train Station - 11 miles with direct train services to London Euston in just over an hour. (Distances and times are approximate).





## Viewings

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

## Tenure

Freehold.

## Services

We are advised that mains gas, electricity, water and drainage are connected. The property is serviced by two combination boilers, one servicing the original part of the house, with the second servicing the new. There is cavity and roof space insulation along with double glazing. The annexe is serviced by Calor gas and electricity, water and drainage are connected.

## Local Authority

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

## 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

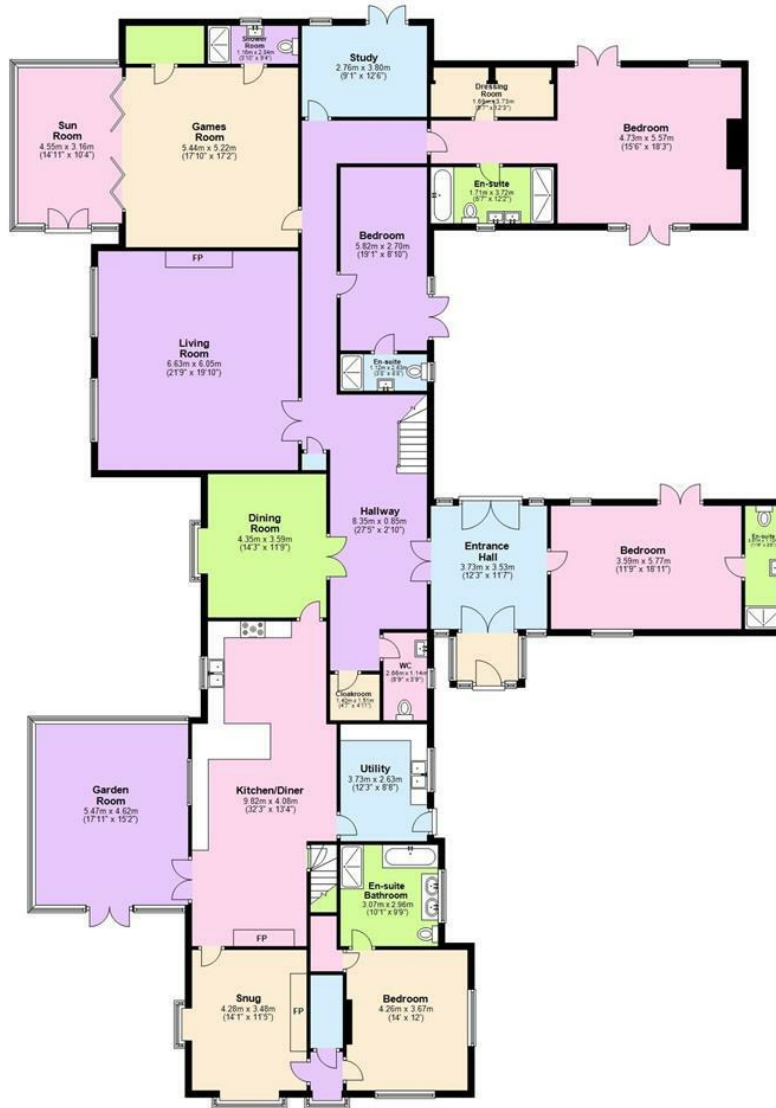
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an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







**Ground Floor**  
Approx. 303.5 sq. metres (3226.5 sq. feet)



**First Floor**  
Approx. 124.6 sq. metres (1342.7 sq. feet)



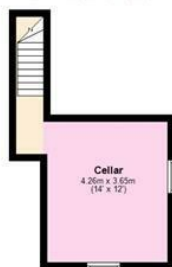
**Above Garage**  
Approx. 66.6 sq. metres (718.9 sq. feet)



**Outbuilding**  
Approx. 76.6 sq. metres (824.5 sq. feet)



**Basement**  
Approx. 19.1 sq. metres (206.0 sq. feet)



Total area: approx. 680.7 sq. metres (7326.6 sq. feet)





*Viewing by appointment only*

**Alexanders**

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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.

