

Alexanders



Hornsey Rise
Wellsborough





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- A bespoke family home on the Hornsey Rise development
- Constructed by Springbourne Homes in 2022
- Five bedrooms and five bathrooms
- Vaulted entrance hall with oak staircase
- Large open plan kitchen/dining/living area
- Four car driveway with double garage
- Generous rear garden with extensive seating area
- EPC Rating C / Council Tax Band G / Freehold

General Description

Alexanders are delighted to have once again been given the instructions to offer to the market a rare and extremely exciting five bedroom, five bathroom, nearly new, bespoke family home in the best selling development of Hornsey Rise.

Location

Despite its tranquil and secluded setting, Hornsey Rise is situated just 3 miles from the heart of Market Bosworth. This much favoured charter market town has a thriving community and plays host to a range of independent shops, eateries and monthly farmers' market held in the historic market place. There is a plentiful range of recreational and sporting opportunities in the glorious surrounding countryside. The neighbouring villages provide an excellent selection of country pubs and unrivalled selection of schools in the area, including The Dixie Grammar School in Market Bosworth, nearby Twycross House School and Repton School amongst many others.

The area 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. The development is well positioned for travelling to Birmingham and Nuneaton in one direction, or Leicester and Nottingham in the other. In addition, East Midlands airport is just 17 miles away.





The Property

Internally, across its circa 3,200 square feet expect to find premium quality materials throughout with high technology to include dedicated fast, fibre optic broadband in all rooms and Cisco routers within each property, fully CAT6 wired to each habitable room and air source central heating with an underfloor system to the ground floor and radiators to the first.

Enter the impressive, vaulted entrance hall with oak staircase rises to the first floor with full height glazed wooden window makes for a most impressive entrance. Located off the hall are two large reception rooms, used currently as a formal sitting room with log burning stove and dining room. There is also a useful cloaks cupboard and generous WC.

A stunning open plan kitchen/dining/living room expands the width of the rear of the property, providing a superb space for entertaining with generous living area with feature inset log burner, space for large dining table and the bespoke kitchen which features; Siemens appliances throughout, Aga cooker and Quooker instant hot water tap. There is a large utility located off the kitchen with internal door through to the double garage.

Upstairs the principal bedroom suite has a Juliet balcony and en-suite bathroom. There are a further four double bedrooms all with en suite facilities. All bathrooms are fitted with Hansgrohe and Villeroy & Boch products and porcelain tiles.

This versatile five bedroom, family home offers flexibility in abundance as shown by the current vendors who are utilising one of the bedrooms as a sitting room, featuring full height dual aspect windows overlooking formal grounds, woodland and this stunning development.

Constructed by the revered and award-winning Warwickshire based developer Springbourne Homes in 2022, this eye catching home is one of a selection of nineteen individual luxury residences finished to an exacting and first class standard using the highest quality build materials and specification.

The property is nestled in 9 acres of countryside, with exceptional views and the exclusive use of a private 3 acre woodland on the edge of Market Bosworth.





Gardens & Grounds

This striking home occupies a generous corner plot, set back from its neighbouring properties with large front and side gardens laid mostly to lawn with several well stocked borders, a garden path leading to a block paved four car driveway with access into the double garage with electric doors and car charging point located within.

Beyond the brick wall there is a generous rear garden, again laid to lawn with paved seating terrace expanding the full width of the property, ideal for entertaining from the main living areas. External lighting is placed on all elevations of the property.

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 01455 238141. Council Tax Band G.

Services

We are advised that electricity, water, and drainage are connected.

Measurements

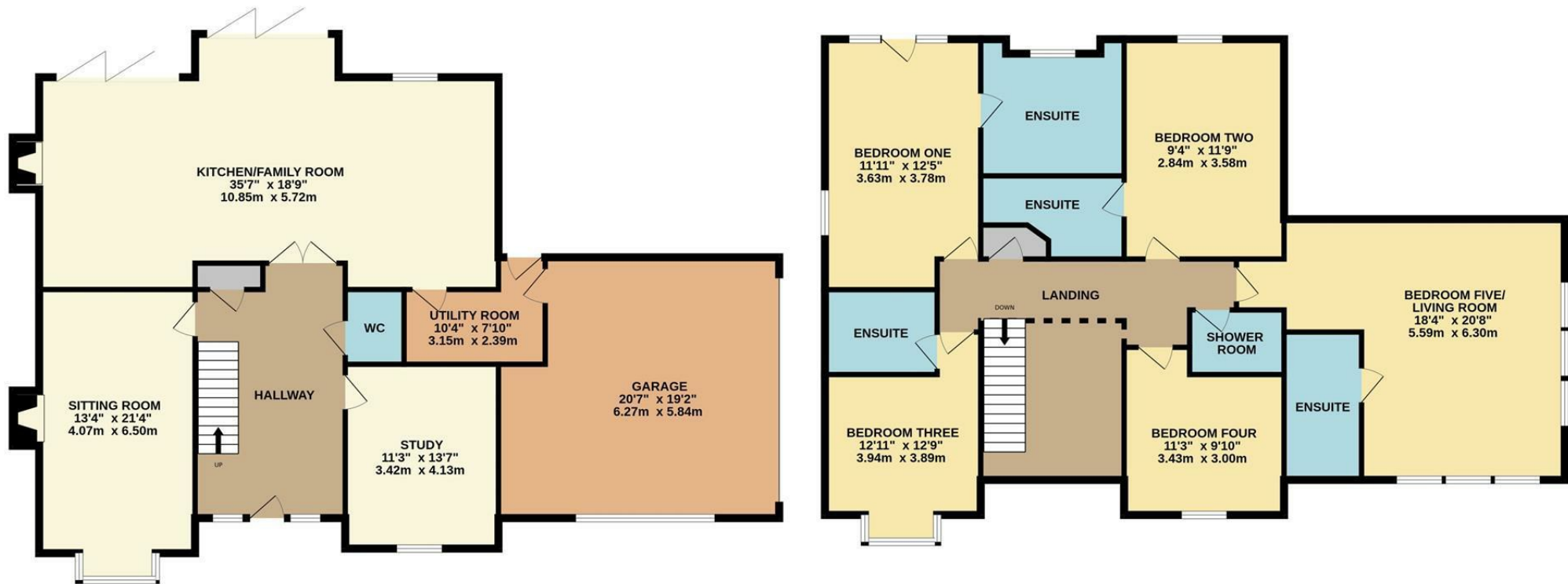
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

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 : 3186sq.ft. (296.0 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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7 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.

