

Farm Close

Ravenstone, Coalville, LE67 2HH

John
German






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Price Range £600,000 - £625,000

A two-story brick house with a gabled roof and a small dormer. It features a Juliet balcony on the upper floor and a large front garden with a well-manicured lawn, a tall hedge, and various trees and shrubs. The house is surrounded by mature foliage, creating a private and serene setting.

A distinctive luxury home, expertly crafted by renowned local developer Keller Homes, set within this small and exclusive development in the village of Ravenstone. This stylish residence offers an array of impressive features, including a beautifully designed open-plan living, dining, and kitchen space—the true heart of the home. A standout highlight is the exceptional principal bedroom suite, a stunning retreat boasting a high vaulted canopied ceiling and a Juliet balcony, creating a perfect blend of elegance and comfort.

Ravenstone is a picturesque and highly sought-after village, offering the perfect balance of rural tranquility and modern convenience. Nestled in the heart of Leicestershire, it boasts a strong sense of community, scenic countryside, and a rich historical heritage. The village features charming local pubs, a traditional village green, and historic buildings, creating a peaceful and welcoming atmosphere. Despite its serene setting, Ravenstone is just a short drive from the vibrant market town of Ashby-de-la-Zouch providing access to a range of shops, restaurants, and amenities. Excellent transport links, including easy access to the M42 and M1, make it ideal for commuters, while local schools and leisure facilities cater perfectly to family life. Living in Ravenstone offers the best of both worlds-a quintessential village experience with modern conveniences close at hand.

Accommodation: The entrance door opens to reveal a wide, welcoming reception hallway, featuring stylish LVT flooring with underfloor heating. A staircase rises ahead to the first-floor part-gallery landing. A striking glazed wall with a central door leads into the first reception room, which can serve as a family room, dining room, or home office. Directly ahead is a beautifully designed open-plan living, dining, and kitchen space-the true heart of the home. This stunning area is appointed with an extensive range of dark blue base and wall-mounted cabinets arranged along three sides, complemented by elegant marble countertops. A double inset sink with a mixer tap sits beneath a full suite of Bosch integrated appliances, including an induction hob with a sleek glass and stainless steel extractor, an oven and grill, a fridge freezer, and a dishwasher. The spacious layout easily accommodates a family sofa for an informal seating area, while there is ample room for a dining table. Full-height glazed picture windows overlook the patio, with French doors leading out to the garden beyond. Off the kitchen is a practical utility room, offering additional base and wall-mounted cabinetry, a sink, space for a washing machine and tumble dryer, and a side-facing window. Adjacent to the kitchen is the principal reception room-a spacious, square-shaped living area boasting dual-aspect windows and two sets of French doors that open onto the patio, seamlessly blending indoor and outdoor living. Completing the ground floor is a contemporary guest cloakroom, conveniently set within the hallway.

A balustraded staircase leads to the first-floor landing, where you will find four generously sized double bedrooms. The beautifully appointed family bathroom includes a shaped shower bath with a dual rainfall showerhead and a glazed screen, a stylish wash hand basin with a mixer tap, a WC, and complementary tiling to the walls and floor, along with a ladder-style towel radiator. The highlight of the first floor is the exceptional principal bedroom suite-a stunning retreat featuring a high vaulted canopied ceiling with inset skylights and a Juliet balcony. French doors open to reveal breathtaking views over the southerly facing gardens, Jubilee Woods, and the surrounding countryside.

Externally, the property benefits from ample parking at the front, including a double-width driveway leading to a generous-sized attached double garage with electric up-and-over entrance doors. To the rear, the beautifully landscaped garden enjoys a desirable southerly aspect, enclosed on one side by a curved brick wall and on the other by a mature laurel hedge. A variety of mature trees enhance the sense of privacy, making this an idyllic outdoor space.

Keller Construction has earned a strong reputation locally as a high-quality construction firm. Their portfolio includes notable developments such as The Grove at Packington, Ashby Road in Long Whatton, and Appleby Fields in Appleby Magna-an award-winning project that secured them the prestigious Best National Small Developer Award with LABC Warranty. Additionally, they have delivered Farm Close in Ravenstone and several bespoke private builds, including some of the most high-value and exceptional homes in the region.

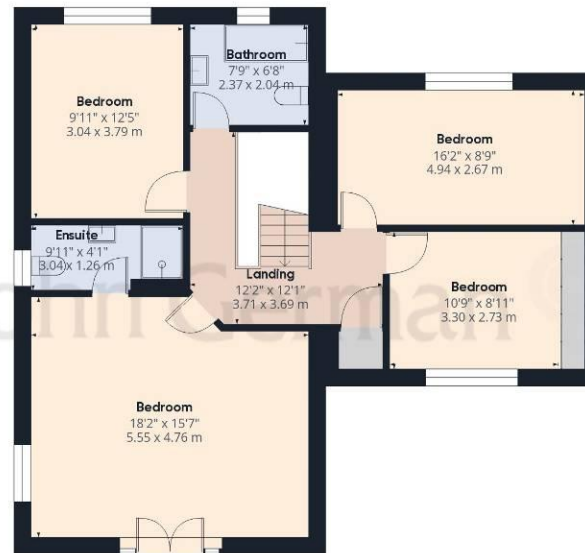
Agents note:
The house lies on a private drive development
It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard **Parking:** Driveway and garage **Electricity supply:** Mains **Water supply:** Mains
Sewerage: Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC See Ofcom link for speed: <https://checker.ofcom.org.uk/>
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band F
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA17032025







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2136.54 ft²

198.49 m²

Reduced headroom

2.23 ft²

0.21 m²

(1) Excluding balconies and terraces

Reduced headroom:

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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