



10 Main Street,
Cadeby,
CV13 0AX



£545,000

GENERAL

It is rare to find a village property in such a charming setting with a beautifully landscaped garden and orchard extending to approximately one quarter of an acre. The present owners have substantially improved the house over the years and the accommodation briefly includes on the ground floor an impressive reception hall with an engineered hickory wood floor, a charming sitting room with solid oak flooring and wood burning stove, a breakfast kitchen overlooking the garden and a large utility. On the first floor there are four bedrooms, three of which are doubles. The master bedroom has a luxurious en-suite and there is also a family bathroom. The house is set well back from the road with a single garage and landscaped rear garden, beyond which there is an orchard with vegetable garden.



LOCATION

Cadeby is a charming village located immediately to the South East of Market Bosworth. The village is one of the prettiest in the area and is largely made up of period cottages and houses. Market Bosworth is one of the most well regarded and exclusive towns in West Leicestershire. The town services a wide area and there is a traditional market every Wednesday as well as a Farmers Market on the fourth Sunday of every month. The town is home to one of the area's leading private schools, The Dixie Grammar, there are also Primary and High Schools. It should be noted that the High School has been rated as 'outstanding' by Ofsted. There is a thriving community with a variety of sports clubs including rugby, football and bowls. There is also a large country park overlooked by the historic Bosworth Hall Hotel. There is a high speed rail link from Nuneaton making it possible to commute to London Euston by train in just under an hour, with Atherstone Station being a useful alternative servicing other routes.

THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into reception hall.

RECEPTION HALL

An impressive introduction to the house with balustrade staircase rising to first floor, understairs storage cupboard and engineered hickory wood floor. Central heating radiator.

SITTING ROOM

20'5" x 11'7"

An attractive room with solid oak flooring. There are French doors opening onto the garden and a fireplace housing a wood burning stove. Central heating radiator.

BREAKFAST KITCHEN

12'3" x 10'9"

Overlooking the garden. The kitchen is fitted with a comprehensive range of base and wall cabinets with integrated appliance including a "Neff" oven and four ring electric hob and fridge. There is an inset one and a half bowl sink and drainer unit, space and plumbing for a dishwasher. Central heating radiator.

UTILITY ROOM

8'6" x 6'7"

Counter top beneath which there is plumbing for a washing machine, back door to garden and central heating radiator.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the galleried landing.

GALLERIED LANDING

Opening off the landing are the bedrooms.

MASTER BEDROOM

14'10" x 11'6"

A beautifully appointed room with engineered oak floor. Central heating radiator.

EN-SUITE

There is a shower enclosure, wash hand basin and low flush lavatory. Traditional radiator.

BEDROOM TWO

13'9" x 10'10"

Overlooking the garden. Airing cupboard and central heating radiator.

BEDROOM THREE

10'10" x 8'7"

Overlooking the garden. Central heating radiator.

BEDROOM FOUR

8'10" max x 6'1"

A single bedroom with central heating radiator. (First measurement is 8'4" measure to 5' eaves height)

BATHROOM

Suite comprising a panelled bath with central tap, low flush lavatory, wash hand basin, fully tiled walls and contemporary radiator.

OUTSIDE

The house is set back from the road. A drive with lawn to side leads to the INTEGRAL SINGLE GARAGE with an up and over door. There is a beautifully landscaped garden to the rear of the property with a woodland beyond.

THE GARDEN

The main garden is beautifully landscaped, with a terrace adjoining the house, which can be accessed directly from the sitting room. There is lawn together together with flower and herbaceous borders bounded by box hedges. A summer house, garden shed and potting shed are included in the sale.

ORCHARD

The owners have acquired a beautiful orchard that adjoins the garden. Trees include apple, pear, damson, cherry and walnut. Mixed native hedging and trees include field maple, rowan,

hawthorn, crab and hazel. Space has been set aside for a productive vegetable plot, with raised beds.

IMPORTANT NOTE

There are restrictive covenants on the orchard, predominantly restricting its use for development.

COUNCIL TAX BAND

Hinckley & Bosworth Council Tax Band F.











Ground Floor



1st Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	57
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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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