

Every home has a story.
We tell it...

REZIDE

REZIDE

No. 172
Station Road
Cropston, Leicestershire

01| Introduction

Welcome to No.172

There's an immediate sense of arrival at No.172.

Set back behind private gates on one of Cropston's most established roads, this handsome 1930s home sits within approximately a quarter of an acre, with the Charnwood landscape forming a beautiful backdrop.

Inside, it's a home that feels both characterful and comfortable. Generous living spaces, four double bedrooms and a wonderful kitchen at its heart create a house made for family life, while the gardens and countryside beyond give it a real sense of escape.

A special home, in a setting that feels distinctly Charnwood.



Zachary Oldershaw

Creative Director

REZIDE



07712263185

Zachary@rezide.group

No.172

A Charnwood classic.





02| The Setting.

Cropston, Charnwood

A village shaped by its surroundings.

There are few places in Leicestershire where village life and open countryside sit quite so naturally together.

Cropston lies within the heart of Charnwood, with the landscape of Charnwood Forest forming the backdrop to everyday life. Bradgate Park and Cropston Reservoir are close by, placing some of the county's most beautiful countryside within easy reach of home.

The village itself retains a distinctly residential and established feel, while nearby Rothley, Anstey and Loughborough provide a wider choice of places to eat, shop and spend time.

For families, the area is particularly well placed for schooling, including independent options at Loughborough Endowed Schools and Ratcliffe College.

And despite its rural surroundings, Cropston remains remarkably well connected. Leicester and Loughborough are both readily accessible, together with the A46 and M1, while rail connections from Leicester provide direct services into London St Pancras.

Close to the city. Closer still to the countryside.





03| The Heart

Every home has a natural centre.
At No.172, it is here.

Extending to approximately 28 feet, the kitchen and living space brings together cooking, dining and relaxed family life within one beautifully proportioned room.

A substantial island sits at its centre, creating an informal place for everything from breakfast and coffee to evenings spent with friends. Shaker-style cabinetry and light stone surfaces keep the kitchen understated, while integrated appliances allow the practical elements to disappear quietly into the background.

At the opposite end, comfortable seating gathers around a wood-burning stove.

And then there is the garden.

Wide glazed doors open the room directly onto the terrace, creating a natural continuation of the living space outside during the warmer months.

It is generous without being imposing. Sociable without sacrificing comfort.

The kind of room around which family life simply happens.









04 | Living Spaces

While the kitchen forms the social heart of No.172, the rest of the ground floor offers something equally valuable: separation.

A series of individual reception rooms creates places for different moments of the day.

The sitting room is perhaps the most traditional, with its wood-burning stove and direct connection to the garden creating a quieter counterpoint to the open-plan kitchen.

Elsewhere, the dining room provides a more formal setting for entertaining, while the snug offers somewhere altogether more relaxed.

Together, these rooms give the house a flexibility that open-plan living alone rarely achieves.

Doors can be opened.

Doors can be closed.

And everyone can find their own corner of the house.







05| The Principal Suite

Upstairs, the principal bedroom provides a calm retreat from the more sociable spaces below.

Generously proportioned and complemented by fitted wardrobes, it has the scale to feel like a room in which to spend time rather than simply somewhere to sleep.

A contemporary en-suite completes the space, creating a principal bedroom that feels private and considered without becoming overly formal.

Simple. Quiet. Comfortable.











o6| Private Retreats

Beyond the principal suite are three further double bedrooms.

Each is properly proportioned and benefits from fitted storage, allowing the rooms to remain uncluttered and useful as family needs change over time.

For children, they are bedrooms with enough space to become their own. For guests, they offer comfort without compromise. And where required, one could equally provide a dedicated study or quieter working space.

A beautifully presented family bathroom serves the remaining bedrooms.

Four genuine double bedrooms give the first floor a pleasing sense of balance — fewer compromises, and more space where it matters.







07| The Outlook

Charnwood, framed.

From the first floor, the setting reveals itself.

Beyond the garden, the outlook opens across fields and woodland towards the Charnwood landscape beyond — a view framed beautifully by the house itself.

A quiet reminder of just how closely No.172 is connected to its surroundings.





o8| The Gardens



The gardens give No.172 its sense of escape.

Immediately beyond the kitchen and principal living spaces, a broad timber terrace stretches across the rear of the house, creating a natural setting for long lunches, evening drinks and summer entertaining.

Beyond it, established borders frame an expanse of lawn, with mature planting providing texture, colour and a welcome degree of privacy.

A separate flagstone seating area creates another place to follow the sun as the day unfolds.

The west/north-west facing aspect is particularly appealing later in the day, when the garden and terrace become an extension of the house.

To the front, two sets of electrically operated gates open onto the extensive gravel driveway, setting the house comfortably back from Station Road and creating an immediate sense of arrival.

Private, established and made to be enjoyed.





09| The Garage

Standing separately from the main house, the detached garage adds another dimension to life at No.172.

With power, lighting and an electric roller shutter door, it provides the practical storage and garaging expected of a home of this scale.

But its current use tells a different story.

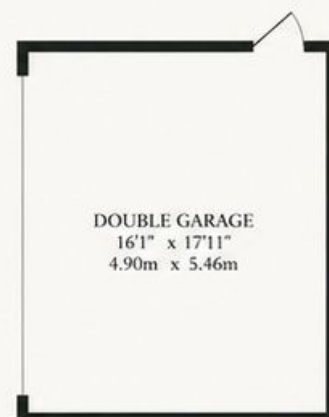
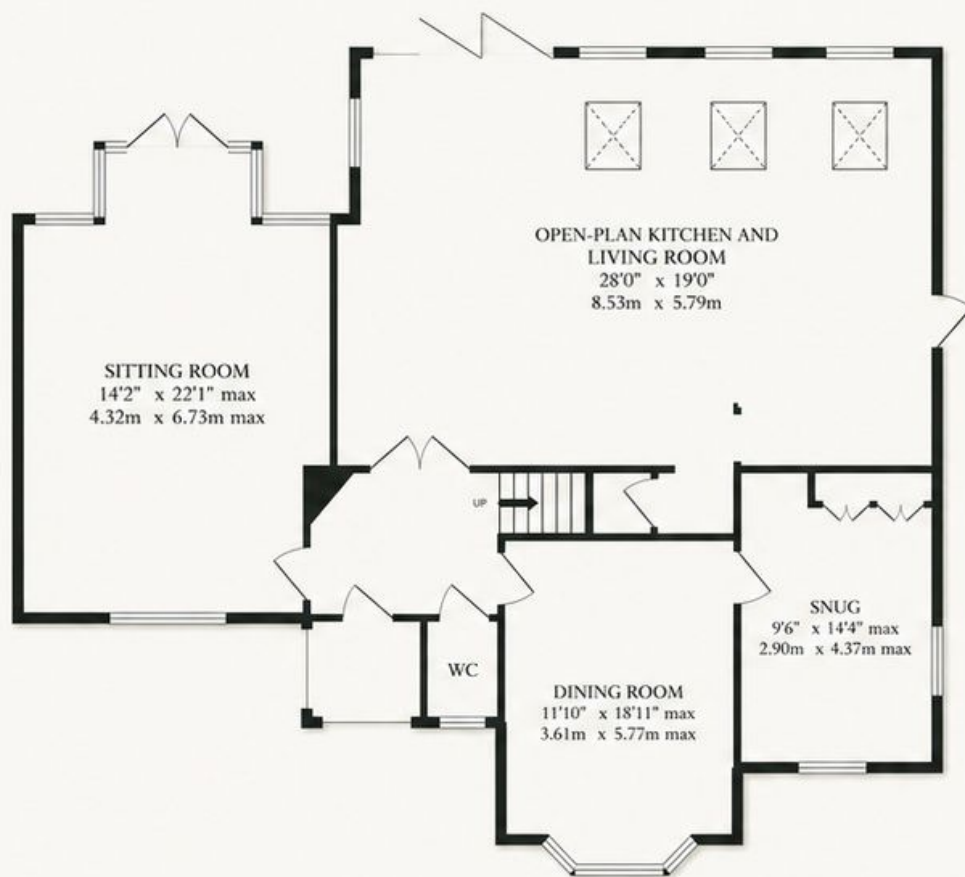
Part garage. Part home gym.

A dedicated space away from the main house creates the freedom to train at home without sacrificing a bedroom, reception room or study.

And, over time, the building offers the flexibility to evolve alongside its owners — whether retained as a gym, used as a workshop or returned entirely to garaging and storage.

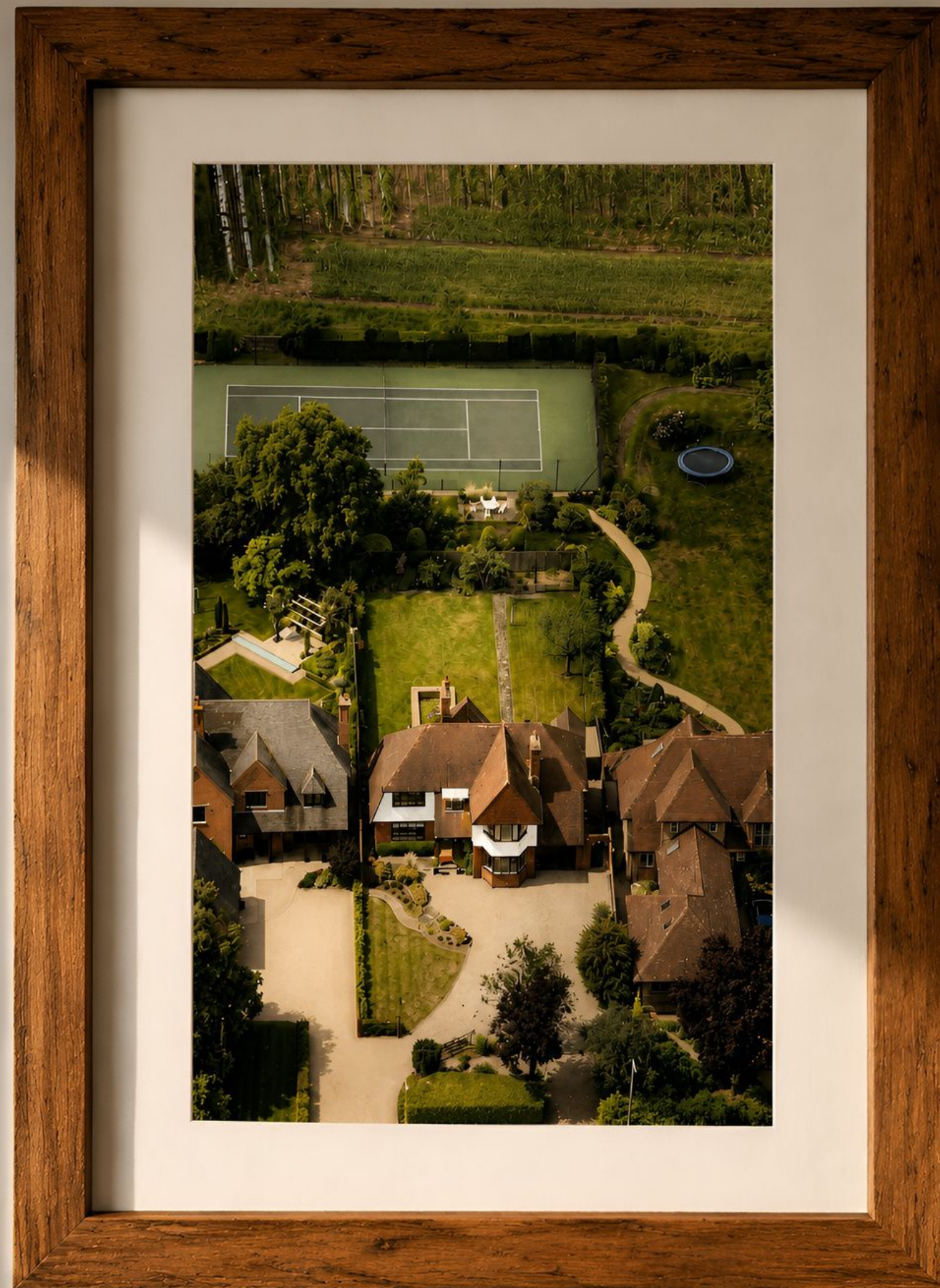
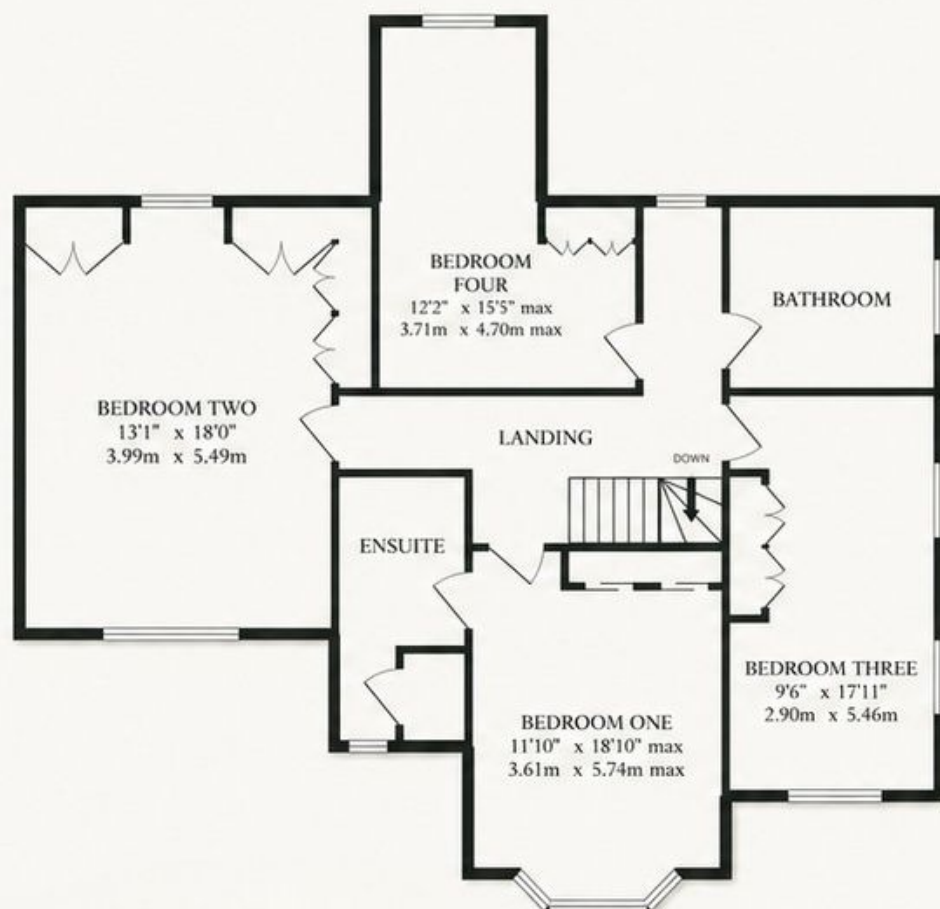
It is a practical space, but one with possibilities of its own.





TOTAL FLOOR AREA : 2796 sq.ft. (259.8 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.





No.172

A place to settle into. A place to call home.