



125 The Park,  
Market Bosworth,  
CV13 0LP







### GENERAL

125 The Park is a sensational house set in gardens and grounds extending to approximately 0.6 acres. The Park is without doubt one of the most prestigious addresses in Market Bosworth as there are superb parkland views from both the front and rear of the house. The property was re-built in 2009 to the design and exacting specification of the current owners.

The accommodation briefly includes on the ground floor a wonderful open plan garden room/kitchen, an elegant sitting room and two further receptions on the ground floor. On the first and second floor there are five bedrooms three of which have en suites. The house has been finished to the highest standard with underfloor heating throughout the ground and first floors creating a comfortable living environment and complete flexibility as to how furniture is arranged. There is a high end kitchen with a combination of painted fronts and walnut units. The house is beautifully decorated with stylish bathrooms and superb oak joinery.



## LOCATION

Market Bosworth is one of the most well regarded and exclusive towns in West Leicestershire. The town services a wide area and is locally considered to be one of the most desirable locations to live. There is a traditional market every Wednesday as well as a Farmers Market that is held on the fourth Sunday of every month. The town is home to one of the area's leading private schools, The Dixie Grammar and there is also an excellent High School (Ofsted Outstanding) and Primary School. There is a thriving community with a variety of sports clubs including rugby, football and bowls. There is a large country park close to the property overlooked by the historic Bosworth Hall.

## THE HOUSE

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

## RECEPTION HALL

An impressive introduction to the house where the magnificent oak staircase, which rises through the heart of the house, is the stand-out feature. There is a cloaks cupboard, cloakroom and doors to the principal reception rooms.

## CLOAKROOM

A luxurious cloakroom with an oval wash hand basin and low flush lavatory.

## SITTING ROOM

24'2" x 12'0"

An elegant room, the principal feature of which is the cobbled gas fireplace. There is an oak boarded floor and bay window with shutters overlooking the Park.

## STUDY

12'6" x 11'0"

Fitted with an impressive array of book shelving, cupboards and desks. There is an oak boarded floor and bay window with shutters overlooking the park.

## LIVING KITCHEN

A wonderful open plan living space and is an incredible space for family parties and entertaining.

## KITCHEN AREA

24'8" x 20'8" max

The kitchen area is fitted with a superb range of cabinets with Silestone work surfaces. Some of the cabinet fronts are painted in Heritage colours which contrast with some large walnut units.

There is a spectacular central island, part of which doubles as a breakfast bar, with a single bowl sink and a four ring induction hob with extractor above and a walnut cabinet with two illuminated crockery display cupboards. The integrated appliances are fitted into a further walnut cabinet and include two "Bosch" ovens with two warming drawers, a microwave and coffee machine. There is also a central larder cupboard, double sink unit and breakfast bay with window seat.

Opens directly into the living area.

## LIVING AREA

23'7" x 15'7"

A spectacular space with bi fold doors opening into the garden. The room is flooded with light through the two roof lanterns and is beautifully decorated with slate effect tiling to one wall with inset electric fire. Doors open into the billiard room.

## UTILITY ROOM

With a range of fitted base and wall units with quartz Silestone tops. There is plumbing for a washing machine and a further fridge freezer. Back door to the garden and a boiler room.

## BILLIARD ROOM

13'6" x 12'0"

A really exciting room with coving to the ceiling. Contemporary decoration and wood flooring.

## ON THE FIRST FLOOR

The oak staircase with glass balustrade rises to a wonderful galleried landing. The principal feature of the galleried landing is the large picture window with views over Bosworth Park and it is set off by the most magnificent chandelier. A passage leads from the landing to the master bedroom.

## MASTER BEDROOM

16'6" x 12'6"

There is a real feeling of space as the room has a full height ceiling. The gable is fully glazed with french doors opening onto a balcony from which the spectacular parkland views can be enjoyed. Although the master bedroom has its own en suite there is also a door to the luxurious family bathroom.

## EN-SUITE SHOWER

10'1" x 7'3"

There is a large walk in shower enclosure, a trough style sink by 'Villeroy and Boch' on a floating vanity unit with mirror and light behind, low flush lavatory.

## DRESSING ROOM

7'6" x 7'2"

## FAMILY BATHROOM

The family bathroom is very luxurious. There is a contemporary free standing bath strategically positioned to take full advantage of the spectacular views. There is a separate shower enclosure and a sink set on floating vanity unit.

## BEDROOM TWO

15'2" x 12'0"

There is a bank of fitted wardrobes, corning to the ceiling, views over Parkland.



#### EN-SUITE

Wash hand basin on vanity unit. Walk in shower enclosure, heated towel rail and low flush lavatory.

#### BEDROOM THREE

13'2" x 10'6"

Double bedroom overlooking the Park. Cornicing to ceiling.

#### EN-SUITE.

Shower enclosure, wash hand basin with LED backlit mirror above. Low flush lavatory and wash hand basin

#### BEDROOM FOUR

14'7" x 12'0"

With two sets of double wardrobes and overlooking the garden. Door to balcony.

#### ON THE SECOND FLOOR

Stairs rise from the first floor landing to a sitting room/bedroom five.

#### SITTING/ BEDROOM FIVE

17'7" x 13'1"

This is a superb room which has potential for a variety of uses including a teenagers' sitting room, home office or indeed as a fifth bedroom. Door to a roof terrace from which the views can be enjoyed. (Please note there is restricted headroom and the measurements at 5' head height are 16'1" x 8'6").

#### OUTSIDE

The house is set well back from the road with a large stoned parking area. There is a drive down the side of the house to the GARAGE BLOCK.

#### GARAGE AND WORKSHOP

23'4" x 15'1"

A really good sized garage which opens directly into a workshop measuring 18' x 18'8". It should be noted that there is also a Gardener's toilet. A garage door opens from the workshop into the garden.

#### GARDEN

Adjoining the house is a large terrace perfect for al fresco dining and entertaining. The garden is principally lawned and

there are several further seating areas. It should be noted that the owners have bought some land from a neighbouring farmer which is classified as agricultural land.

#### COUNCIL TAX BAND

Hinckley and Bosworth Council Tax Band D.



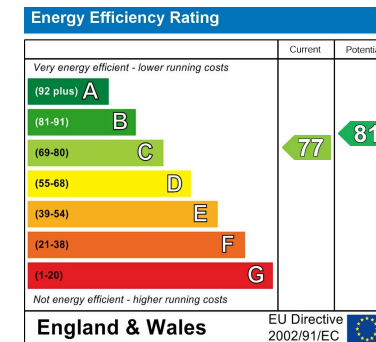












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