



Pine Close Stoke Golding

- Individually designed detached family home
- Superb Neptune kitchen and breakfast room
- Spacious and versatile living accommodation
- Four generously proportioned bedrooms
- Vaulted bedroom with dressing room and en suite
- Versatile Gym/Studio with bi-fold doors
- Landscaped private gardens
- Substantial detached triple garage
- EPC Rating C / Council Tax Band G / Freehold

Extensively refurbished by the current owners, Paddock View is an impressive and individually designed four bedroom detached family home, occupying a generous and private position within the highly sought-after village of Stoke Golding. Paddock View offers substantial and versatile accommodation arranged over two floors, combining generous proportions with a thoughtful layout and an excellent balance of formal and informal living space. The property enjoys an enviable position, with far-reaching views across adjoining paddock land, whilst being approached via painted wooden gates and a substantial block-paved driveway.

Designed with modern family living firmly in mind, the accommodation offers an excellent degree of flexibility, with generous living and entertaining spaces complemented by useful areas for home working and everyday family life. The superbly appointed Neptune kitchen and breakfast room provides a particular focal point, whilst the four bedrooms include two with en suite facilities, the main bedroom further benefiting from a dressing room and spacious four-piece en suite bathroom.

Externally, the property continues to impress, with a landscaped frontage, generous private gardens and extensive parking. The substantial detached triple garage provides exceptional additional space for vehicles, storage and practical use, whilst the rear garden, not being overlooked by any neighbour, enjoys complete privacy and takes full advantage of the property's attractive setting, with superb open views across the neighbouring paddock and surrounding countryside.



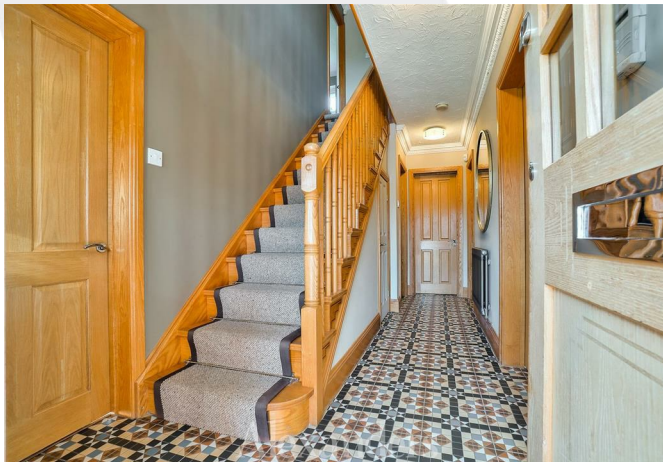


Accommodation:

The ground floor provides an impressive and versatile range of living accommodation, centred around a superbly appointed Neptune kitchen and breakfast room including an AGA range cooker and Quooker boiling water tap, together with separate reception and dining spaces, a useful study, family room and practical utility and cloakroom facilities. The well-considered layout provides considerable flexibility for modern family life, entertaining and home working. To the first floor are four generously proportioned bedrooms, with the vaulted main bedroom enjoying a dressing room, a library reading area and spacious four-piece en suite bathroom. A further bedroom benefits from its own en suite facilities, whilst the remaining two bedrooms are served by a well-appointed family bathroom. The property's loft can be accessed via a fitted loft ladder and is partially boarded to provide useful additional storage space. The overall accommodation provides an excellent combination of space, flexibility and functionality.

Gardens and land:

The property occupies an attractive and generous plot, approached through painted wooden gates onto a substantial block-paved driveway, enclosed by brick walling and providing excellent off-road parking. The driveway leads to the impressive detached triple garage, offering considerable parking, storage and practical space. An EV charging point is conveniently sited at the front of the garage. The landscaped frontage combines lawned areas with established planting, creating an attractive approach to the property.



To the rear, the garden enjoys a good degree of privacy and takes full advantage of the property's enviable position, with superb open views across neighbouring paddock and countryside. A particularly useful addition is the large Gym/Studio, which is attached to the house and accessed directly from the garden via bi-fold doors. With power and lighting, this versatile space offers excellent potential for a home gym, studio, hobby room, home office or a variety of other uses to suit individual requirements.

The garden provides an excellent setting for outdoor entertaining and family enjoyment, whilst the combination of lawn and porcelain tiled patio creates a particularly versatile outside space.

The property also benefits from a gate in the property's western fence that allows direct access to Stoke Golding Recreation Ground, perfect for those with young children or dogs to walk.

Location:

Paddock View is situated on Pine Close within the highly regarded village of Stoke Golding, close to the village centre and its range of local amenities. Stoke Golding is a popular and well-established village, renowned for its strong community atmosphere and offering local shops, schooling, public houses and attractive countryside walks. The nearby Ashby Canal provides further opportunities for walking, cycling and leisure, whilst the surrounding countryside offers an appealing rural backdrop. The property is also ideally positioned for access to the neighbouring market towns and major road networks, providing convenient commuting links towards Market Bosworth, Hinckley and Nuneaton.

Method of Sale:

The property is offered for sale by Private Treaty.

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.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band G.





Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

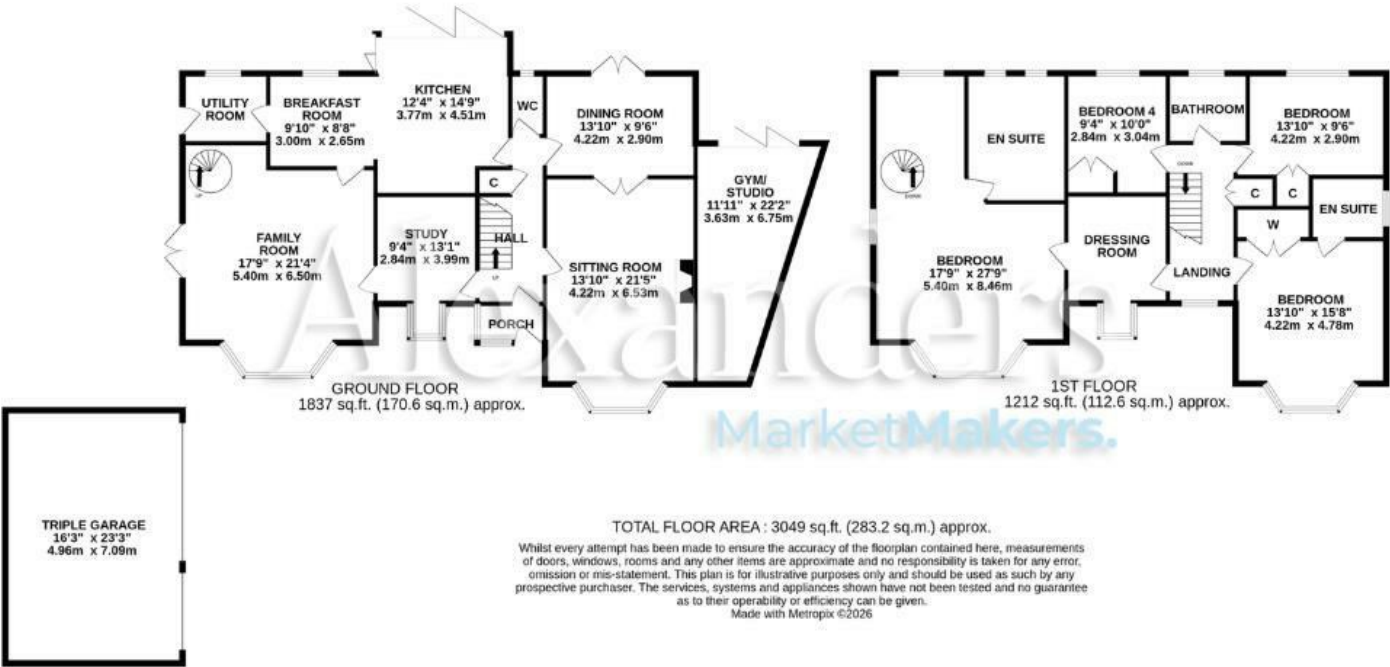
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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.

General Note:
These particulars whilst believed to be accurate 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 a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		



