



Newton Lane Odstone

- Elevated semi-rural setting
- Far-reaching countryside views
- Three versatile reception rooms
- Stylish modern kitchen with dining area
- Five bedrooms, three bathrooms
- Main bedroom with balcony and en suite
- Wraparound private gardens
- Integral double garage and off-road parking
- EPC Rating D / Council Tax Band F / Freehold

Enjoying a discreet position within open countryside between Odstone and Newton Burgoland, the property offers a rare balance of seclusion and connectivity. The surrounding landscape provides a strong sense of openness and uninterrupted outlook.

Internally, the house has been thoughtfully reimagined to create a cohesive and free-flowing arrangement, where carefully proportioned spaces are arranged around a central hub. Clean lines and considered finishes contribute to a calm, understated aesthetic, while the layout offers flexibility across both formal and informal living.

An outstanding feature of the property is the stunning main bedroom suite, which boasts a private balcony with sweeping countryside views, along with a dressing area and a luxurious en suite.

The grounds wrap naturally around the house, blending into the adjoining rural backdrop. A sheltered terrace introduces a defined outdoor seating area, complemented by established planting, while parking and garaging are neatly integrated within the overall setting.





General Description:

Occupying an elevated rural position and enjoying stunning far-reaching views over open countryside, Originally two cottages, this immaculately presented home has been expertly redesigned and reconfigured to a very high standard, creating a beautifully balanced space perfectly suited to modern lifestyles. Highlights include a superb dining kitchen along with three further versatile reception rooms, five spacious bedrooms and three bathrooms.

The delightful wraparound gardens are bordered by open fields, creating a high degree of privacy, and the property is further complemented by an integral double garage.

Accommodation:

Entered via an internal porch with practical built-in storage, the property opens into a central reception hall featuring stairs to the first floor and additional fitted storage.

To the rear, the traditional shaker-style dining kitchen is well appointed with a range of integrated Neff appliances and sleek granite work surfaces and a bright and spacious living room benefits from a set of both French doors and bifold doors and an impressive inset wood-burning stove, creating an ideal space for both relaxing and entertaining.

Two further reception rooms are currently arranged as a home office and a formal dining room. The ground floor accommodation is completed by a generous, fully fitted utility room with internal access to the double garage and a guest cloakroom.

On the first floor, the luxurious main bedroom suite features a contemporary en suite shower room and a separate dressing room. Enjoying a dual aspect, it is further enhanced by a fantastic balcony providing a tranquil and private space to enjoy the views over the surrounding countryside.

The spacious second bedroom also benefits from its own en suite, while three additional bedrooms are served by a beautifully appointed four-piece family bathroom.

Gardens and land:

The front elevation is framed by established hedgerow and an in and out driveway, providing parking for multiple vehicles, with further parking in the integrated double garage with automated roller shutter doors. To the rear, a raised seating terrace is accessed from the sitting room and kitchen and enjoys a high level of privacy, incorporating a timber pergola entwined by an established grape vine. The rest of the grounds are mainly laid to lawn, peppered with a number of herbaceous shrubs, perfectly designed to enjoy the stunning uninterrupted countryside views.

Location:

The property occupies a pleasant semi-rural position between the villages of Odstone and Newton Burgoland, surrounded by attractive countryside yet remaining well placed for commuting. There is convenient access to the M42 and M1, providing links to Leicester, Birmingham and Nottingham.

A range of everyday amenities can be found in the nearby market town of Market Bosworth, known for its independent shops, cafés and historic charm, while the larger town of Ashby-de-la-Zouch offers more comprehensive facilities including supermarkets, leisure amenities and further dining options.

The area is well served for schooling, with a primary school in Newton Burgoland and a selection of well-regarded secondary schools in both Market Bosworth and Ashby-de-la-Zouch, along with a choice of independent schools nearby.

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 C.

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 electricity, water, and drainage.

Heating is provided by a Flo-gas central heating system.

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:

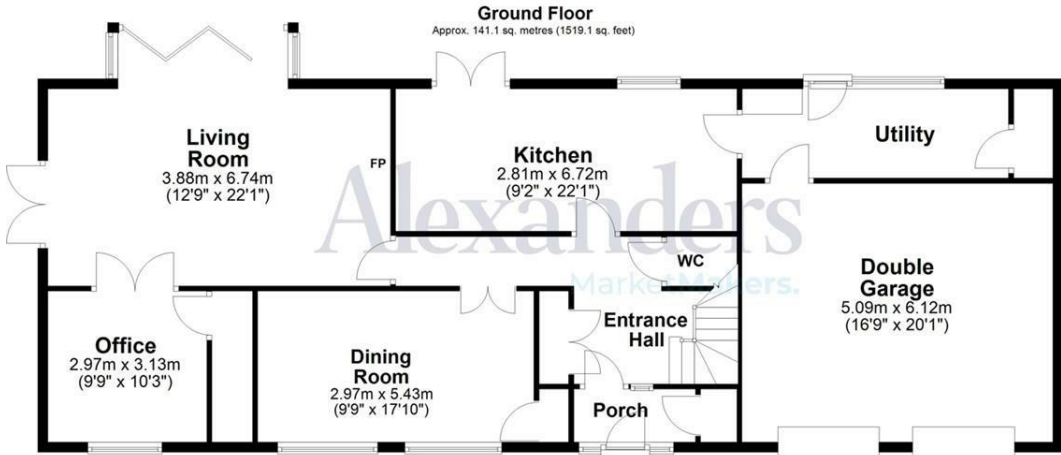
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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.



Total area: approx. 266.1 sq. metres (2863.7 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	62
(39-54) E		
(21-38) F		



