EDWARD KNIGHT
ESTATE AGENTS

TOWTON, MAIN STREET, COTESBACH, LUTTERWORTH, LE17 4HX

£750,000

PROPRTY SUMMARY

Nestled in a desirable semi-rural setting and enjoying beautiful open views across rolling countryside to the rear, this exceptional five-bedroom detached family residence offers an outstanding blend of luxury, space and contemporary design. Finished to an impressive specification throughout and extending to over three floors, this remarkable home has been thoughtfully designed to provide versatile family living, with high-quality fixtures and fittings, bespoke finishes and a wealth of modern conveniences throughout.

Upon entering, a welcoming entrance hall immediately sets the tone for the quality on offer, featuring striking granite flooring, a feature staircase rising through the property and WiFi-controlled underfloor heating. The ground floor accommodation has been carefully configured to maximise both practicality and entertaining space. A stylish cloakroom serves the ground floor, whilst the principal living room provides an elegant and comfortable setting for everyday family life, complete with a feature fireplace and underfloor heating.

The true heart of the home is undoubtedly the stunning open-plan kitchen and dining area. Beautifully appointed with an extensive range of contemporary cabinetry, luxurious quartz work surfaces and a central breakfast bar, the kitchen is further enhanced by a range of premium integrated Neff appliances. Designed with modern family living in mind, this exceptional space seamlessly connects to the adjoining family

room, creating an expansive social hub ideal for entertaining guests or spending time with family. Flooded with natural light through an impressive glazed apex roof and bi-folding doors, the family room effortlessly links the interior with the outdoor living space beyond.

Complementing the kitchen is a well-equipped utility room offering additional storage and appliance space, whilst a rear lobby provides convenient access to both the side elevation and the substantial double garage.

The first floor hosts an impressive principal bedroom suite which enjoys an abundance of natural light and benefits from a dedicated his-and-hers dressing area together with a luxurious en-suite shower room, finished with contemporary fittings and high-quality tiling. A second generously proportioned double bedroom also benefits from its own beautifully appointed en-suite shower room, making it ideal for guests or older children. A further substantial double bedroom is positioned on this floor, whilst a stylish family bathroom serves the remaining accommodation.

The second floor continues to impress, offering two further spacious double bedrooms, both benefitting from useful built-in storage. A well-appointed family bathroom completes the top-floor accommodation, making this level ideal for growing families, teenagers or multi-generational living arrangements.

Throughout the property, the attention to detail is evident, with oak internal doors, feature oak and glass staircases, premium floor coverings, contemporary sanitary ware, recessed lighting and high-quality finishes creating a home of exceptional quality and distinction.

Externally, the property is equally impressive. To the front, decorative brick pillars open onto a substantial block-paved driveway providing extensive off-road parking for multiple vehicles and access to the detached double garage. The

garage itself benefits from twin electric roller doors and offers excellent storage, workshop potential or secure parking.

The rear garden has been designed to complement the property's enviable setting, featuring attractive natural slate and block-paved patio areas with pathways extending around the home. Enclosed by attractive brick wall boundaries and enjoying uninterrupted countryside views, the garden provides a wonderful space for outdoor entertaining, family enjoyment and peaceful relaxation.

Combining generous proportions, luxurious finishes, outstanding entertaining space and a stunning countryside backdrop, this exceptional family home represents a rare opportunity to acquire a truly distinguished residence in a highly desirable location.

LOCATION

Cotesbach is an attractive and highly sought-after Leicestershire village, renowned for its picturesque rural setting, historic character and excellent accessibility. Situated just a short distance from the thriving market town of Lutterworth, the village offers an enviable balance between peaceful countryside living and modern convenience, making it particularly popular with families, professionals and those seeking a more relaxed pace of life.

Steeped in history and surrounded by rolling South Leicestershire countryside, Cotesbach retains much of its traditional village charm, with an attractive collection of period properties, mature green spaces and a strong sense of community. At the heart of the village lies the historic Cotesbach Hall Estate, a focal point of local heritage and community activity, whilst an abundance of scenic footpaths and bridleways provide excellent opportunities for walking, cycling and enjoying the surrounding countryside.

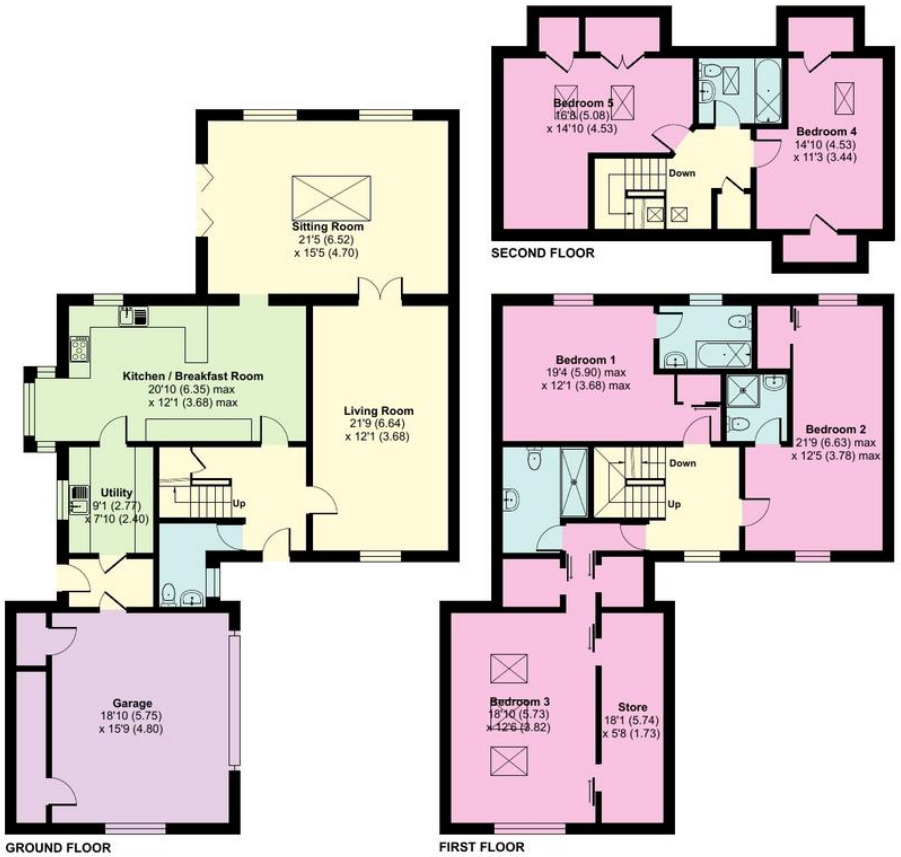
Despite its tranquil setting, Cotesbach is exceptionally well connected. The nearby town of Lutterworth offers a comprehensive range of everyday amenities including supermarkets, independent shops, cafés, restaurants, healthcare facilities and leisure amenities. The area is also well served by a selection of highly regarded primary and secondary schools, making it a desirable location for families.

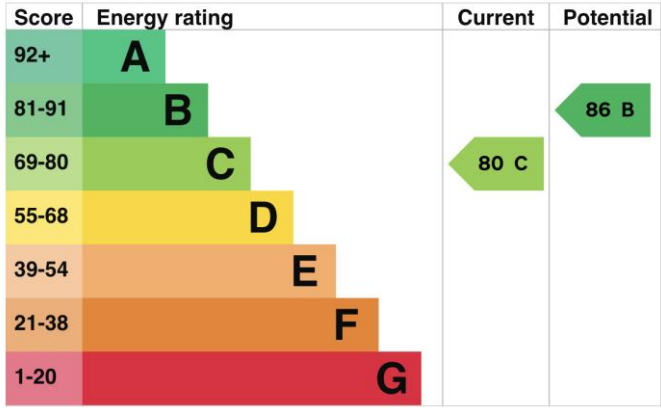
For commuters, the village is ideally positioned with swift access to the M1, M6 and M69 motorway networks, providing convenient links to Leicester, Rugby, Coventry, Birmingham and London. Mainline rail services are available from nearby Rugby, offering regular direct services to London Euston in under an hour.

Combining a beautiful rural environment, excellent transport links and access to a wealth of local amenities, Cotesbach offers a lifestyle that is increasingly difficult to find-providing the perfect blend of village tranquillity and modern-day convenience in one of South Leicestershire's most desirable locations.

Towton, Main Street, Cotesbach, Lutterworth, LE17

Approximate Area = 2916 sq ft / 270.9 sq m
Garage = 353 sq ft / 32.7 sq m
Total = 3269 sq ft / 303.6 sq m
For identification only - Not to scale





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