



Greenacres, 349 Rugby Road, Burbage, Leicestershire, LE10 2NB

HOWKINS &  
HARRISON

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349 Rugby Road, Burbage,  
Leicestershire, LE10 2NB

Guide Price: £1,100,000

Greenacres is a striking and highly individual Art Deco residence, occupying mature grounds of 0.54 acres.

Originally constructed in the 1930s and sympathetically extended in 2005, the property combines distinctive period architecture with substantial contemporary living space, creating an exceptional family home extending to 4,419 sqft. Approached through ornate double gates and set behind a sweeping gravelled driveway, the house is framed by magnificent mature cedar trees and beautifully established gardens, providing an immediate sense of privacy and grandeur.

Characterised by elegant Mediterranean influences, arched elevations, pillared balconies and original Art Deco detailing, Greenacres is one of the area's most distinctive and recognisable homes.



## Location

Greenacres enjoys a highly convenient position on the edge of the popular market town of Hinckley, approximately 0.5 miles from both the town centre and railway station.

Nuneaton is approximately 3.5 miles away, with excellent road connections via the nearby M69 (1 mile) and A5 providing easy access to Leicester, Coventry, Birmingham, and the wider Midlands region. Birmingham city centre is approximately 31 miles away, while Birmingham International Airport and the NEC are around 23 miles distant. East Midlands Airport is approximately 26 miles from the property.

A range of highly regarded schools in Burbage are within easy walking distance, together with shops, leisure facilities, and everyday services.

The area offers a wealth of attractions and leisure opportunities. Historic sites such as the Battle of Bosworth Field and Burrough Hill provide fascinating insight into the region's past. Attractions include Donington Park, Bruntingthorpe Aerodrome, and the Great Central Railway. Families are equally well catered for, with popular destinations such as the National Space Centre and Twycross Zoo offering year-round entertainment and educational experiences.



## Agents Comments

Located within easy reach of excellent schooling, commuter links and the amenities of both Burbage and Hinckley, Greenacres presents a rare opportunity to acquire a landmark family home combining architectural character, versatile accommodation and beautifully maintained grounds in one of Leicestershire's most sought-after residential locations. The versatile accommodation includes five bedrooms, three bath/shower rooms, a stunning open-plan kitchen, dining and family room, multiple reception spaces and a substantial boutique and showroom wing currently utilised by the owners, offering exceptional flexibility for home-working, leisure or business use, subject to any necessary consents.

## Accommodation Ground Floor

The welcoming entrance hall features the original front door, an oak floor and a striking Art Deco staircase rising to the first floor. From the hall, doors lead to the understairs storage cupboard, living room and snug, while a further inner hallway provides access to the utility room and the impressive open-plan kitchen, dining and living area. The living room occupies the original part of the house and enjoys panoramic views across the gardens. Original windows and doors open onto the sheltered front terrace, while further windows to the side and rear elevations flood the room with natural light. The room is centred around a beautiful Jacobean-style fireplace, commissioned in the 1930s, and is enhanced by two polished ceiling beams, decorative wall lighting and an attractive oak floor, creating an elegant yet welcoming reception space. Positioned at the front of the property, the snug overlooks the garden through original windows. This versatile reception room features contemporary panelling to dado height with concealed feature lighting, provision for a wall-mounted television and surround sound system, together with an original oak floor.





## Ground Floor – continued ...

The inner hallway continues to the utility room, which benefits from an original rear-facing window. Fitted with a range of matching wall and base units, the room also includes an enamel one-and-a-half bowl sink with drainer, plumbing for a washing machine, space for a tumble dryer and a cupboard housing the manifolds for the underfloor heating system. The impressive open-plan kitchen, dining and living area forms part of the substantial extension completed in 2005. Finished with high-quality limestone-style floor tiles and extending to almost 29ft in length, the space has been designed to create a superb family and entertaining environment. Three arched French doors open onto the front terrace, while further double-glazed French doors provide access to a private rear terrace, allowing excellent natural light throughout the day. A large central island forms the focal point of the kitchen, incorporating a granite work surface, inset sink, power points, extensive storage and integrated appliances. Discreet ceiling-mounted speakers are connected to the surround sound system. Beyond the kitchen, the room comfortably accommodates both dining and informal seating areas, creating a versatile open-plan living space ideally suited to modern family life and entertaining.

Leading from the dining area is a rear lobby with access to a cloakroom WC and a substantial bespoke boutique/showroom, created by the current owners. Professionally fitted and finished to an excellent standard, the space features contemporary display areas, feature lighting and double doors opening onto the rear terrace. A staircase rises from the boutique to the first-floor principal suite, while open access leads through to a further adjoining showroom and reception area, creating an impressive and highly versatile space. Currently utilised as a boutique and showroom by the current owners, this substantial wing of the property offers exceptional flexibility and could be adapted to suit a variety of commercial, leisure, studio, home-working or ancillary residential uses, subject to any necessary consents.

Underfloor heating is installed throughout this section of the ground floor, enhancing both comfort and energy efficiency.





**Ground Floor**  
Approx. 222.2 sq. metres (2391.6 sq. feet)



**First Floor**  
Approx. 188.4 sq. metres (2027.8 sq. feet)  
(excluding Balcony, Balcony, Balcony)



Total area: approx. 410.6 sq. metres (4419.4 sq. feet)

## First Floor

The main Art Deco staircase rises from the entrance hall to the principal first-floor landing, where original rear-facing windows provide natural light. The landing incorporates an airing cupboard and doors lead to four bedrooms, the family bathroom and an additional shower room.

Bedroom Three is positioned to the front of the original house and enjoys access through double doors onto a balcony. This generous room is served by the nearby shower room. Bedroom Five, also overlooking the front, sits adjacent, while Bedroom Four is a spacious double bedroom with access onto the balcony and views across the gardens. Bedroom Two forms part of the later extension and is an impressive double bedroom, featuring a vaulted ceiling and doors opening onto the pillared front balcony. This room also benefits from its own en-suite shower room, fitted with a wash basin, WC, heated towel rail and glazed shower enclosure. The family bathroom is well appointed and includes a whirlpool bath, wash basin, WC, heated towel rail and a large walk-in shower with rainfall-style shower head. Additional features include ceiling-mounted speakers, LED downlighting and rear-facing roof windows.

A separate staircase rises from the ground-floor boutique and showroom area to an outstanding principal bedroom suite, occupying its own private wing of the house and providing a high degree of separation from the remaining first-floor accommodation. A small landing, illuminated by a Velux roof window, leads into the impressive principal bedroom, a magnificent, vaulted room extending to almost 23ft in length. Flooded with natural light from four Velux roof windows fitted with electrically operated remote-controlled blinds and French doors opening onto a Juliet balcony, the room offers exceptional proportions with ample space for both sleeping and seating areas. Further features include ceiling-mounted speakers and attractive painted floorboards, enhancing the bright and airy atmosphere.

The suite is complemented by a spacious dressing area with Velux roof windows and a useful walk-in storage cupboard. The luxurious en-suite shower room is fitted with twin Kohler wash basins set within bespoke vanity units, a low-level WC, heated towel rail and a generous walk-in shower, all finished to an excellent standard.



## Outside, Gardens and Grounds

The property is approached through ornate electric gates opening onto an extensive gravelled driveway and forecourt, providing parking for numerous vehicles and benefiting from an electric vehicle charging point. A circular turning area, centred around an attractive olive tree, creates an impressive arrival experience and affords superb views of the property's striking Art Deco façade, with its distinctive arched elevations, balconies and Mediterranean-inspired detailing.

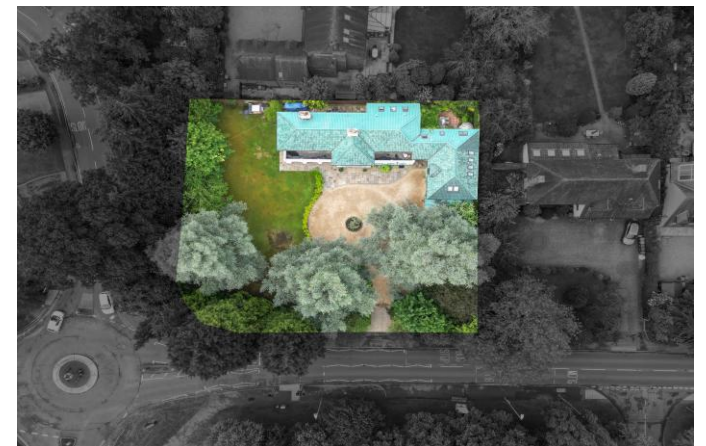
The grounds have been thoughtfully landscaped and wrap around the property, creating a wonderful sense of privacy and seclusion. Extensive lawns are interspersed with mature shrubs, established planting and a number of magnificent specimen trees, including three protected cedar trees which form a defining feature of the setting. The mature boundaries provide excellent screening from neighbouring properties, while the generous plot allows the house to sit comfortably within its surroundings.

A broad stone terrace extends across the front of the property, providing an attractive space from which to enjoy views over the gardens. To the rear, a more secluded courtyard-style terrace is enclosed by mature planting and features a pergola draped with established grapevines, creating a charming setting for outdoor dining and entertaining. This sheltered area offers a high degree of privacy and provides an ideal space for al fresco dining, summer gatherings and relaxed outdoor living.

The combination of mature grounds, impressive specimen trees, extensive parking and beautifully designed outdoor entertaining areas complements the distinctive architecture of the house and enhances the property's overall sense of space, privacy and exclusivity.

## Special Note/Health Club Access

A unique additional benefit of ownership is complimentary family membership to Romans Health & Leisure Club, including access to its gym, swimming and spa facilities. This benefit is available as a result of the Romans Health & Leisure Club sign displayed within the property's garden (visible from the roadside only) and provides a valuable lifestyle enhancement for future owners.



## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on [Tel:01827-718021](tel:01827-718021) Option 1.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

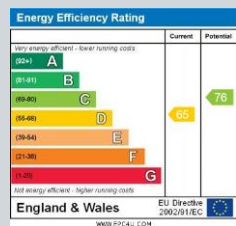
None of the services have been tested by the agents. We are advised that the property is connected to mains water and electricity. Heating is provided via a combination of an oil-fired system and an air source heat pump, with drainage to a septic tank. Broadband is available at the property, and fully owned solar panels are also installed.

## Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

## Council Tax

Band- F



## Howkins & Harrison

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