



The Croft 30, Main Street,  
Orton on the Hill  
CV9 3NN



£699,950

#### GENERAL

'The Croft' is a traditional dormer bungalow in an idyllic setting, including approximately 1.7 acres of gardens and paddock land. The property is set in beautifully landscaped gardens with exceptional Southerly views over the adjoining paddocks. The accommodation briefly includes a magnificent sitting room that opens directly into the dining room, a breakfast kitchen and conservatory. On the ground floor there are also two double bedrooms one of which has an en suite. On the first floor there are two further bedrooms (one of which could be a dressing room).

Although the bungalow has been well loved and looked after, it does now require some modernisation. There is potential, subject to the usual consents, to extend and further develop the bungalow and indeed the owner has prepared plans for an additional dwelling which are available to any purchaser.



### LOCATION

The property is located in the highly regarded village of Orton on the Hill on the Leicestershire/Warwickshire borders, surrounded by open countryside and has good access to the main Midlands motorway network via the A5/A444 and Junction 11 of the M42. Birmingham airport is also within easy reach and there is a main line rail service to London from Nuneaton. There is private schooling which can be found at both Twycross and Market Bosworth. The historic town of Market Bosworth is close by with some interesting shops and restaurants overlooking the market place and there are some lovely walks in the area.

### THE CROFT

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

### RECEPTION HALL

An impressive introduction to the bungalow. There is coving to the ceiling, a dado rail and stairs rising to first floor. Central heating radiator.

### SITTING ROOM

19'10" x 17'4"  
A lovely light room with an open fireplace and sliding patio doors opening into the garden. Opening into the dining room, creating a superb open plan space for family parties. Central heating radiators.

### DINING ROOM

16' into bay x 11'4"  
An elegant room with a working open fireplace with a chimney. Bay window and central heating radiator.

### BREAKFAST KITCHEN

21'9" x 9'8"  
The kitchen overlooks the garden and is fitted with a comprehensive range of base and wall cabinets with integrated appliances including a double oven and "Neff" gas hob with extractor over. Sliding doors open from the breakfast area into the conservatory. (Second measurement 12' max).

### CONSERVATORY

9'1" x 8'2"  
A lovely vantage point from which to enjoy the garden and views. Tiled finish to floor and French door to garden.

### UTILITY AREA

9' x 4'8"  
With Terrazzo tiled floor and door to garden.

### MASTER BEDROOM

13'max x 11'3"max  
Overlooking the garden. Fitted wardrobes, central heating radiator and wash hand basin. Door to en-suite.

### EN-SUITE

Panelled bath with shower fixture over, pedestal wash hand basin and low flush lavatory. Central heating radiator.

### BEDROOM TWO

13' x 12'  
A double bedroom with fitted wardrobes and dressing table. Coving to ceiling. Central heating radiator.

### SHOWER ROOM

Shower enclosure with electric shower, wash hand basin and low flush lavatory.

### ON THE FIRST FLOOR

Stairs rise from the reception hall to a small landing, opening off which is bedroom three. There is also a door to a roof storage area.

### BEDROOM THREE

13'8" max x 11'10"  
Window seat with roof light from which the views can be enjoyed. Fitted wardrobes and door to large dressing room/bedroom four.

### BEDROOM FOUR/DRESSING RM

11'4" x 8'2"  
This a good size room which could be used as a bedroom or dressing room and could also make a wonderful en-suite. There is a roof light and central heating radiator. (6'1" measured to 5' eaves height).

### THE GARDEN

The bungalow is set in lovely mature gardens which wrap around three sides of the property. There are sweeping lawns with heavily stocked flower and herbaceous borders.

### OUTSIDE

The bungalow is set well back from the road and approached down a shared drive to a parking area.

### THE PADDOCK

There is a paddock to the South of the bungalow enclosed by hedges which have been allowed to grow out and are haven for wildlife.

### COUNCIL TAX BAND & EPC

The Croft - HBBC - Council Tax Rating E - EPC Rating E

### THE PLAN

The plan is not to scale and has been included for illustrative purposes. An accurate plan will be produced showing the agreed boundaries once a sale is agreed.









The Unicorn  
(PH)

MAIN STREET

10

16

20

22

24

28

30a

30

61

7a

7b

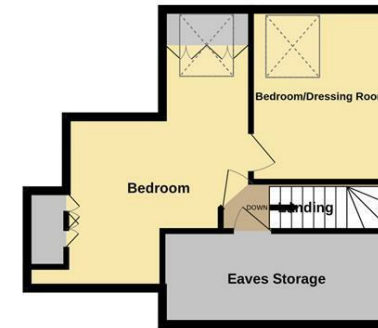
7c



Ground Floor



1st Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF

Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS

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