

Cotswold House, Rolleston Road

Billesdon

Guide Price

£895,000







Situated in the highly sought-after village of Billesdon, this exceptional five-bedroom home offers beautifully appointed accommodation arranged over three floors. Newly built to a high specification, the property combines contemporary design with quality finishes throughout and benefits from a 10-year ICW building warranty.

Billesdon is a thriving and well-connected village, offering an excellent range of local amenities including a primary school, village shop, post office, doctor's surgery and two public houses. The village is also ideally placed for access to a number of highly regarded schools, including Kibworth Mead Academy, Uppingham Community College, LGS Stoneygate, Uppingham School, Leicester Grammar School and Oakham School. The popular market towns of Uppingham and Market Harborough are both within easy reach, with Market Harborough providing a direct rail service to London St Pancras in under an hour.

An oak-framed canopy provides a welcoming entrance to the property, leading into a bright and impressive hallway. A striking solid oak and glazed staircase rises to the first floor, while Karndean flooring continues through to the kitchen/dining room.

The kitchen is the heart of the home, with two sets of bi-fold doors flooding the space with natural light and creating a wonderful connection with the garden. Shaker-style cabinetry is positioned at both base and eye level, complemented by a comprehensive range of integrated Neff appliances, quartz worktops and matching upstands. A useful pantry provides additional storage, while the adjoining utility/boot room offers further practical space and direct access to the garden.

The generous sitting room spans the full depth of the property and benefits from dual-aspect windows, with French doors opening onto the rear garden. A brick fireplace with a solid oak mantel provides an attractive focal point and adds warmth and character to this impressive room.

Completing the ground floor is a convenient WC and an integral door providing direct access to the double garage.















Bedrooms: 5

Bathrooms: 5

Receptions: 2

The first floor provides four generously proportioned double bedrooms, each benefiting from its own private shower room. Bedroom three features built-in wardrobes, while bedroom two enjoys a dedicated dressing area with provision for fitted wardrobes. Dual-aspect windows provide bedroom two an an excellent sense of light and space.

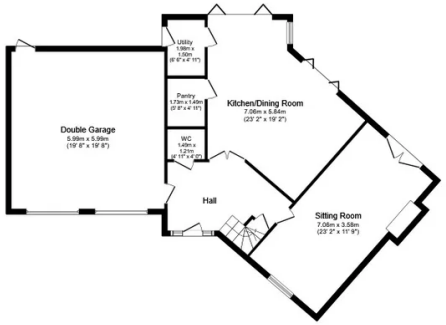
Also located on this floor is a separate laundry room, with plumbing and connections for a washing machine and tumble dryer, together with an additional versatile room which would make an ideal home office or study.

The entire second floor is dedicated to the impressive master bedroom suite. A generous bedroom with dual-aspect windows is complemented by a walk-in wardrobe area, with the option to add fitted storage, while the luxurious en-suite bathroom features both a separate bath and shower.

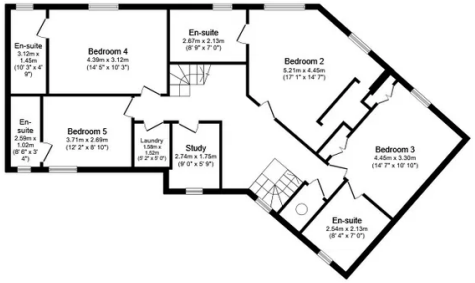
Outside, a substantial block-paved driveway provides parking for multiple vehicles and leads to the integral double garage, which is fitted with cedarwood electric up-and-over doors. Gated access is provided to both sides of the property, leading around to the rear garden.

The wraparound garden is enclosed by a distinctive Bayfield-style wall and is predominantly laid to lawn, with a generous patio providing an ideal setting for outdoor dining.

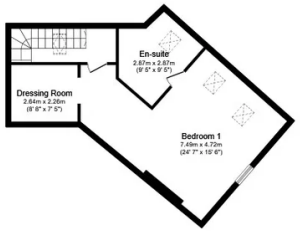
Combining exceptional proportions, high-quality finishes and versatile accommodation with an enviable village location, this outstanding home represents a rare opportunity to acquire a newly built property of genuine quality in one of the area's most desirable settings.



Ground Floor



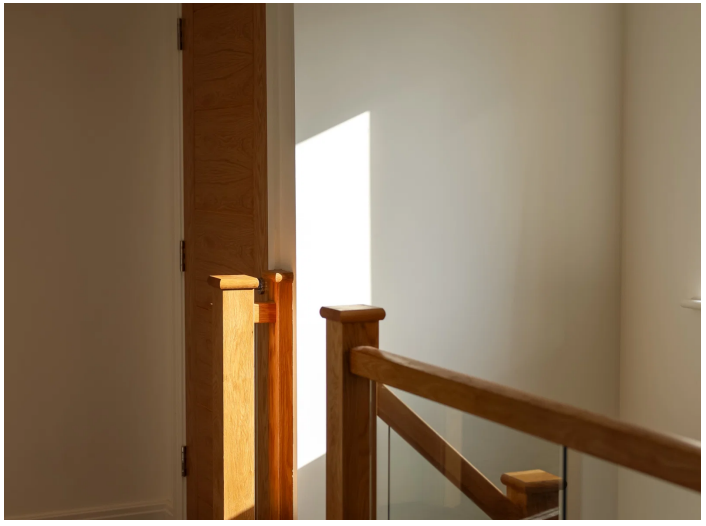
First Floor



Second Floor

Total floor area: 280.6 sq.m. (3,021 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



















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