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MarketMakers.

Holmleigh Court
Hose

- Exceptional six bedroom detached residence
- Private gated setting at Holmleigh Court
- Dual-aspect kitchen with central island
- Separate sitting room and family room
- Four bedrooms with en suite facilities
- Main bedroom with dressing room and balcony
- Detached double garage with accommodation
- Garden studio with power and lighting
- EPC Rating TBC / Council Tax Band G / Freehold

Alexanders are excited to bring to market this exceptional six bedroom detached residence, privately positioned within the exclusive Holmleigh Court and enjoying a stunning outlook across the surrounding rural countryside. Arranged over three spacious floors, this substantial home combines generous proportions with beautifully appointed living spaces and an impressive range of facilities for modern family life.

The property is approached via a striking reception hall with galleried landing above, leading to a series of elegant and versatile reception spaces. The dual-aspect kitchen is particularly impressive, with bi-fold doors and French doors opening onto the gardens, whilst the luxurious main bedroom enjoys an en suite, a dressing room and a balcony overlooking the surrounding countryside.

Externally, the beautifully landscaped gardens provide an exceptional setting, complemented by a garden studio, veranda with glass balustrade, seating terraces and far-reaching rural views. A substantial double garage with self-contained accommodation above further enhances the versatility of this impressive home. Hose itself is a picturesque village surrounded by the beautiful Vale of Belvoir countryside, offering a peaceful rural lifestyle whilst remaining within easy reach of nearby towns and everyday amenities.

Accommodation:

The property opens into a spacious reception hall, creating an impressive entrance with a galleried landing above. The principal living accommodation provides an excellent balance of formal and informal spaces, including a separate cosy sitting room, family room and dedicated gym.

The dual-aspect kitchen forms a particularly impressive heart to the home, with excellent natural light and both bi-fold and French doors providing a seamless connection with the gardens. The generous proportions offer an ideal space for both everyday family life and entertaining.

There are six bedrooms arranged across the first and second floors. Four of the bedrooms benefit from en suite facilities, whilst the luxurious main bedroom further enjoys an en suite, dressing room and private balcony overlooking the stunning rural landscape. The second floor provides two further bedrooms, served by a shared shower room, with Velux windows flooding the space with natural light.

A substantial double garage provides excellent additional storage and parking, with self-contained accommodation above incorporating a kitchenette and shower room, offering a versatile space for guests, extended family or independent use.

Gardens and land:

The beautifully landscaped gardens provide a stunning backdrop to the property, enjoying a high degree of privacy and making the most of the surrounding countryside views. A veranda with glass balustrade provides an elevated position from which to enjoy the outlook, whilst a series of seating terraces create excellent spaces for outdoor dining and entertaining.

Beyond the terrace lies a lush lawn bordered by mature planting, creating a beautifully established setting. The garden is further complemented by a useful studio with power and lighting, providing an excellent additional space for a home office, hobbies or leisure use.

Location:

Hose is a picturesque Leicestershire village set within the beautiful Vale of Belvoir, surrounded by rolling countryside and enjoying a peaceful rural setting. The village offers a range of everyday amenities, whilst the nearby market towns of Melton Mowbray and Bingham provide a wider selection of shopping, leisure and schooling facilities.

The surrounding countryside provides excellent opportunities for walking and outdoor pursuits, whilst the property's position at Holmleigh Court offers a wonderful combination of privacy, tranquillity and far-reaching rural views. Despite its peaceful setting, the village is well placed for access to surrounding towns and wider transport links, making it an appealing location for both countryside living and everyday convenience.

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:

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH. Council Tax Band G.

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Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.

Services:
The property is connected to mains gas, electricity, water, and drainage.

The property benefits from installed solar panels and battery storage.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

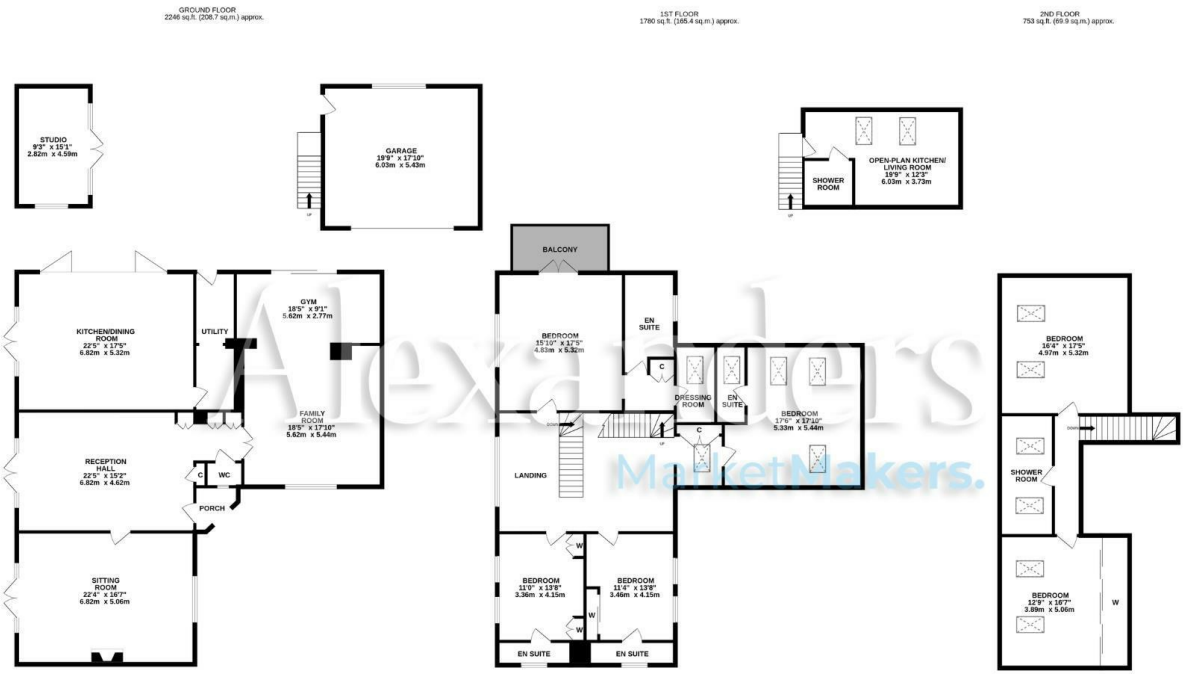
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

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 FLOOR AREA : 4779 sq.ft. (444.0 sq.m.) approx.

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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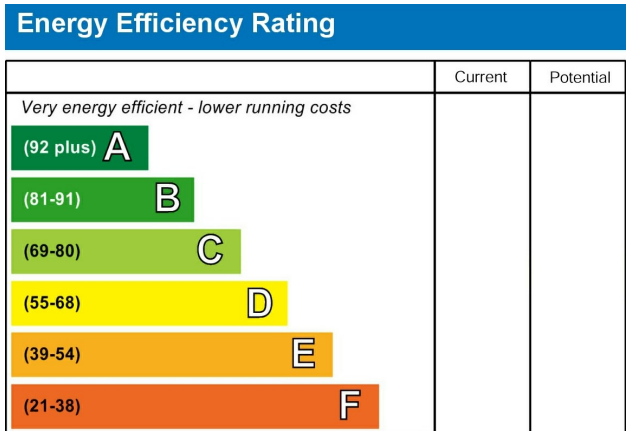

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