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MarketMakers.

Pear Tree Mews
Breedon On The Hill

- Individually designed detached residence
- Exclusive award-winning development
- Impressive open-plan kitchen and living space
- Separate sitting room with wood-burning stove
- Three generous double bedrooms
- Main bedroom suite with en suite and dressing area
- Landscaped gardens and private courtyard
- Detached double garage with EV charging point
- EPC Rating C / Council Tax Band E / Freehold

Alexanders are delighted to bring to market this individually designed three bedroom detached residence, situated within an exclusive, award-winning development by Alexander Bruce Estates in the highly regarded village of Breedon on the Hill. Constructed in 2015 to an exceptional standard, the property offers approximately 1,516 square feet of beautifully appointed accommodation, combining attractive traditional architecture with thoughtfully designed contemporary interiors and an impressive specification throughout.

The accommodation includes two versatile reception areas, an impressive open-plan kitchen, dining and living space, and three generously proportioned double bedrooms. Quality features include oak flooring, solid oak internal doors, quartz work surfaces, heritage-style double glazing and underfloor heating to the ground floor, complemented by an air source heat pump. Outside, beautifully landscaped gardens, private parking and a substantial detached double garage further enhance the appeal, with planning permission understood to have been granted for the creation of a first-floor home office, subject to confirmation of its current validity.

Offered to the market with no upward chain, this attractive home occupies a desirable position within one of the area's most sought-after village settings. With its excellent specification, carefully considered layout and convenient access to the surrounding countryside and wider road network, it presents an appealing opportunity for those seeking a distinctive modern home with traditional character.













Accommodation:

The accommodation begins with a welcoming entrance hallway, featuring attractive oak flooring and a traditional oak staircase rising to the first floor. A spacious dual-aspect sitting room provides an inviting reception space, centred around a feature brick fireplace housing a cast iron wood-burning stove, while French doors open directly onto the landscaped gardens.

Undoubtedly the heart of the home is the impressive open-plan kitchen, dining and family area, designed to accommodate both everyday family life and entertaining. The kitchen is fitted with an extensive range of oak-fronted cabinetry, quartz work surfaces, integrated appliances and a peninsula breakfast bar. The adjoining dining and seating areas enjoy excellent natural light and direct access to the gardens, creating a wonderfully sociable space.

Complementing the kitchen is a separate utility room incorporating an additional shower, alongside a practical boot room and ground floor WC.

To the first floor, a spacious landing provides access to three generously proportioned double bedrooms. The main bedroom suite features fitted oak wardrobes and a contemporary en suite shower room, while the second bedroom benefits from a substantial walk-in wardrobe. A fully boarded loft provides useful additional storage, and a beautifully appointed four-piece family bathroom, incorporating a separate bath and shower enclosure, completes the accommodation.

Gardens and land:

The property enjoys beautifully landscaped gardens, thoughtfully arranged to provide a combination of privacy, established planting and excellent outdoor entertaining space. Approached from an attractive private courtyard, a gravelled driveway provides side-by-side parking for two vehicles and leads to the substantial detached double garage, which features electrically operated oak doors, power, lighting and additional roof storage.

The rear gardens are particularly attractive, with generous stone-paved terraces providing ample space for outdoor dining and entertaining. These overlook a shaped lawn framed by mature shrubs, flowering borders, roses and lavender, while brick retaining walls, stone copings and carefully considered pathways add further character. A secluded side garden provides additional versatility, with potential to explore alternative parking or garaging arrangements, subject to any necessary consents.

An electric vehicle charging point and external lighting complete the outside space. The garage also offers exciting potential for additional working accommodation, with planning permission understood to have been granted for the conversion of the first-floor space into a home office, subject to confirmation of the consent's current validity.

Location:

Breedon on the Hill is a picturesque and highly regarded village in North West Leicestershire, known for its traditional character, attractive countryside surroundings and strong sense of community. Local amenities include a village shop, popular public houses and a well-regarded primary school, while the nearby market towns of Ashby-de-la-Zouch and Melbourne offer a wider selection of independent shops, restaurants, cafés and leisure facilities.

The surrounding countryside provides excellent opportunities for walking and outdoor recreation, with Breedon Hill forming a distinctive local landmark and offering far-reaching views across the landscape. Despite its peaceful village setting, the property benefits from convenient access to the A50, A38, M1 and M42 road networks, providing connections to Derby, Leicester, Nottingham and Birmingham. East Midlands Airport and East Midlands Parkway railway station are also readily accessible, making this an appealing location for those seeking village living with excellent regional connectivity.

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. A service charge of 500pa applies.


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Local Authority:
Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band E.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

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

Heating is provided by an air source heat pump heating system.

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.

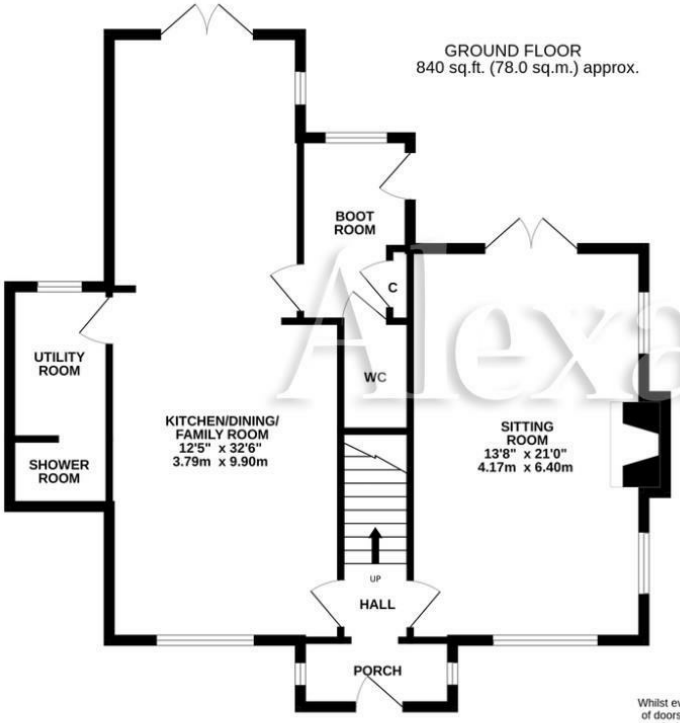
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

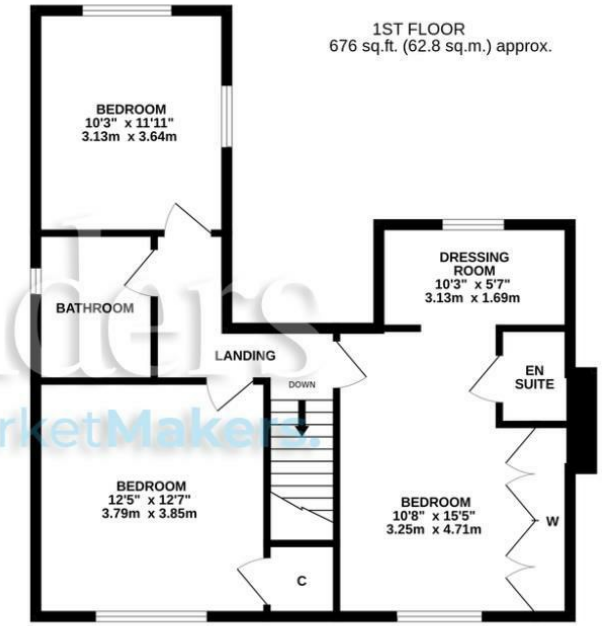
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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.

Property Imagery Disclaimer:
Please note, digital enhancement and artificial intelligence tools may have been used on select photographs on this listing to help visualize the property's potential. These images are intended as a visual guide only and should not be relied upon as a factual representation of the current furnishings or condition. Buyers are advised to verify all details in person during an official viewing.

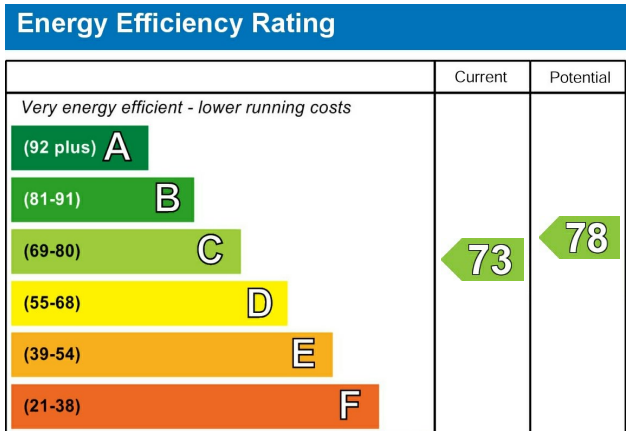


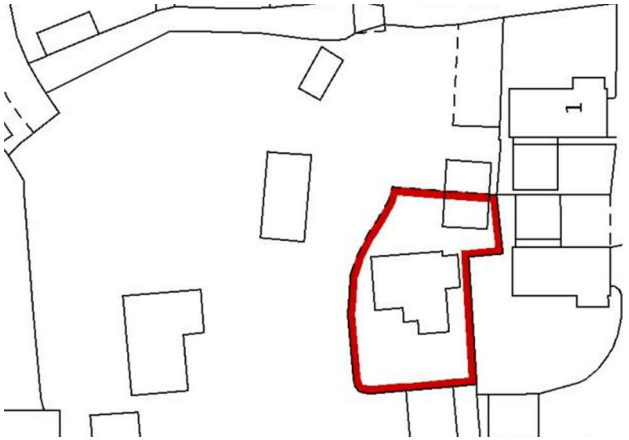


TOTAL FLOOR AREA : 1516 sq.ft. (140.8 sq.m.) approx.

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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