



1 Hill View Bosworth Road, Theddingworth

Guide Price **£750,000**



Part of







1 Hill View Bosworth Road

Theddingworth, Lutterworth

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Large 4 bedroom extended Victorian country home in the desirable village of Theddingworth in Leicestershire
- Double garage with substantial driveway for multiple vehicles
- Stunning countryside location with surrounding views
- Traditional country kitchen with Range style oven and stone flagged floor
- Feature traditional beams to living areas
- 4 double bedrooms, principle with additional living area including open fireplace, balcony, en-suite bathroom and fitted wardrobes
- 2 further bathrooms to serve the remaining bedrooms
- 3 reception rooms including living room with open fire, bright and airy conservatory and sitting / dining room with wine store
- Large private rear garden with lawns, dining area and mature planting. Stunning views
- Multiple outbuildings in rear garden for storage, including shared ownership of 'The Old Bakery'





This exceptional four-bedroom semi-detached Victorian country home, situated in the highly desirable village of Theddingworth in Leicestershire, offers a rare blend of period charm and contemporary comfort. The property has been thoughtfully extended to create generous living spaces, including three beautifully appointed reception rooms. The living room features an inviting open fire and exposed traditional beams, while the bright and airy conservatory provides a tranquil spot to enjoy the garden views year-round. The sitting and dining room, complete with a bespoke wine store, is perfect for entertaining. The heart of the home is the traditional country kitchen, boasting a classic Range-style oven, stone flagged floor, a plethora of traditional cabinetry and worktops and ample space for relaxed family dining. Upstairs, four spacious double bedrooms provide flexible accommodation. The principal suite is a true retreat, complete with an open fireplace, private balcony with countryside views, fitted wardrobes, and a luxurious en-suite bathroom with feature claw bath offering views out over the local countryside. Two further bathrooms serve the remaining bedrooms, ensuring comfort and convenience for family and guests alike. Additional highlights include a double garage and a substantial driveway, offering secure parking for multiple vehicles.

The property is set within a large, private rear garden, thoughtfully landscaped to create a peaceful haven for outdoor living. Expansive lawns provide plenty of space for children to play, while mature planting and established borders offer both privacy and year-round colour. A dedicated dining area is perfect for al fresco entertaining or simply relaxing and soaking up the stunning views of the surrounding countryside. The garden's elevated position ensures uninterrupted vistas, making it an idyllic spot to unwind at any time of day.

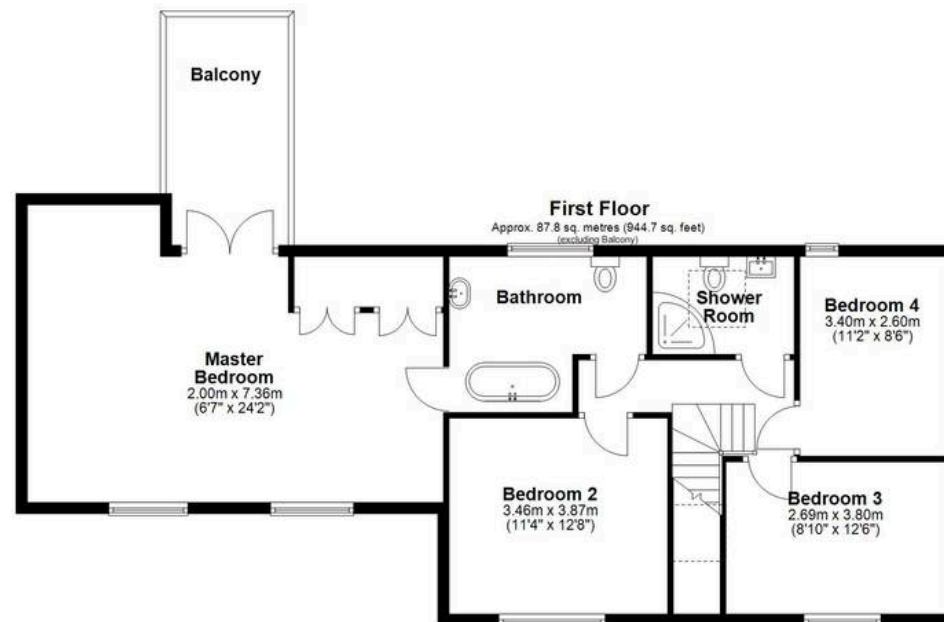
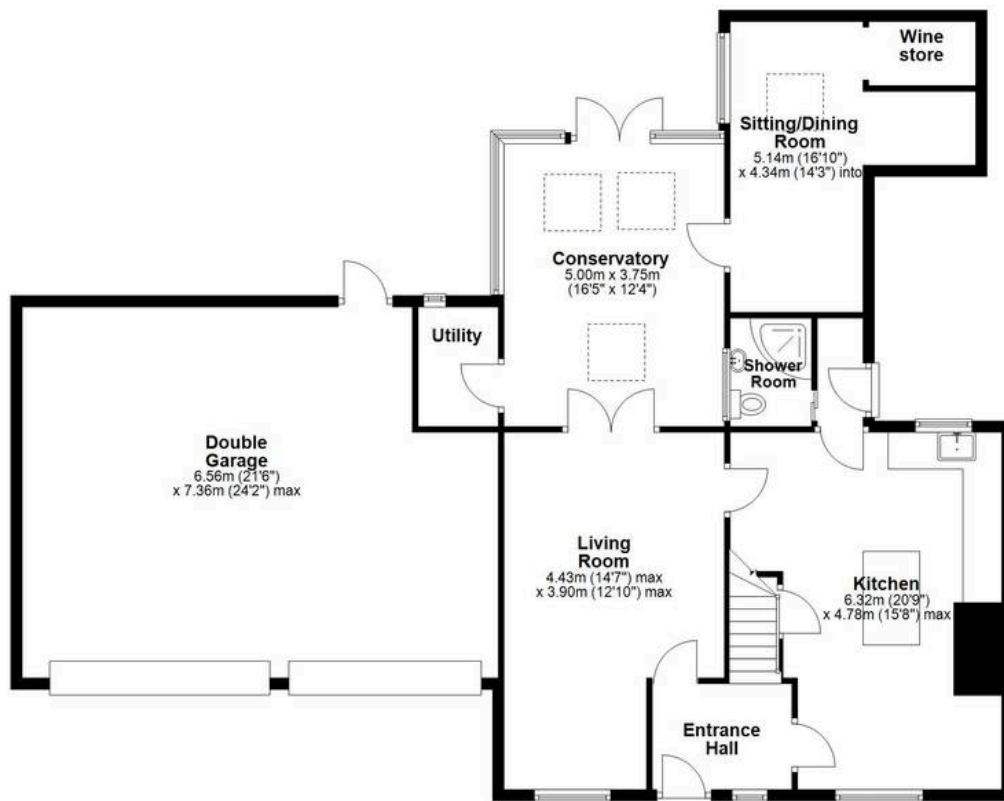
In addition to the the large double garage, the property also benefits from a number of outbuildings to the rear. The original brick built WC is in place although the WC itself has been removed and it is currently used for storage. All of the plumbing remains in tact should the new buyer wish to re-instate the facility. There is also shared ownership of 'The Old Bakery'. A brick built property with the original sink and ovens still in place.

The combination of extensive outdoor space, mature trees, and picturesque rural outlooks creates a truly special setting, ideal for those seeking a tranquil village lifestyle with all the benefits of a substantial family home.





Ground Floor
 Approx. 143.7 sq. metres (1546.3 sq. feet)



First Floor
 Approx. 87.8 sq. metres (944.7 sq. feet)
 (excluding Balcony)

Total area: approx. 231.4 sq. metres (2491.0 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
 Plan produced using PlanUp.





Andrew Granger & Co (Part of Sheldon Bosley Knight)

Sheldon Bosley Knight, 52 High Street, Market Harborough - LE16 7AF

01858431315 · mkt.harboroughsales@sheldonbosleyknight.co.uk · www.sheldonbosleyknight.co.uk/

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.