

Alexanders
MarketMakers.

Station Road
Desford

- Substantial family home on a 0.5-acre plot
- Stunning character features throughout
- Impressive full-length open-plan kitchen
- Two bay-windowed reception rooms
- Versatile family room and additional office
- Five bedrooms and two bathrooms
- Generous gardens with far-reaching views
- Detached double garage with electric doors`
- EPC Rating C / Council Tax Band E / Freehold

Alexanders are delighted to bring to market this exceptional family home, occupying an impressive position on the sought-after Station Road in the popular village of Desford. Having been extensively improved and remodelled during the current ownership, the property combines traditional character with beautifully presented accommodation, offering generous and versatile living space throughout. A particularly impressive feature is the superb open-plan kitchen, which spans the full length of the property and forms a wonderful heart to the home.

The accommodation is arranged over two floors and offers five bedrooms, three reception spaces, a utility room and two bathrooms, with a wealth of characterful features including bay windows and multiple wood-burning stoves. The open-plan kitchen features bi-fold doors creating a seamless connection to the garden and allowing the wonderful rural outlook to become part of the living space.

Occupying an impressive plot of approximately half an acre, the property enjoys generous gardens to both the front and rear, with established hedging providing a high degree of privacy and stunning far-reaching views over the surrounding countryside. A detached double garage provides excellent parking and storage, while the timber garden cabin offers a versatile additional space with a covered decking area and further countryside views. Situated within the heart of Desford, the property combines an enviable rural outlook with the convenience of village amenities and excellent access to the wider road network.













Accommodation:

A spacious entrance hallway provides useful storage for coats and shoes and leads into the welcoming reception hall, from which the ground floor accommodation is accessed. To the front of the property are two reception rooms, one featuring a wood-burning stove, while the accommodation flows through to the impressive open-plan kitchen spanning the full length of the property. The kitchen is fitted with a comprehensive range of appliances, including a double oven, dishwasher and wine fridge, alongside a further wood-burning stove creating a cosy focal point. Bi-fold doors provide a seamless connection to the rear garden and allow an abundance of natural light into the space.

Further reception accommodation includes a generous rear sitting room, with an additional wood-burning stove, together with a separate dining room, both featuring bay windows. The ground floor is completed by a useful utility room and guest cloakroom.

To the first floor are five well-proportioned bedrooms, one of which is currently utilised as a dressing room. The bedrooms are served by a contemporary shower room and a separate family bathroom.

Gardens and land:

The property occupies a central position within its impressive approximately 0.5-acre plot, with generous gardens to both the front and rear. A pea gravel driveway provides ample off-road parking for multiple vehicles, with a high degree of privacy afforded by established hedgerows which continue around the rear garden. Further parking and storage are provided by the double garage, benefiting from electric roller shutter doors to the front and vehicular access to the rear.

Directly accessed from both the kitchen and sitting room is a paved entertaining terrace, providing an ideal space for outdoor dining and relaxation while enjoying the attractive garden. The remainder of the garden is predominantly laid to lawn, complemented by a pond and dedicated wildflower area, creating an attractive and established outdoor space.

At the bottom of the garden is an excellent timber cabin, offering a versatile space with potential for use as a home gym, home office or additional leisure accommodation. The cabin benefits from a covered decking area and enjoys delightful views over the surrounding countryside.

Location:

This beautifully presented property is situated in the heart of the popular village of Desford, offering an excellent balance of village living and commuter convenience. Desford benefits from strong transport links, with easy access to the wider M1, M69 and M42 motorway network, providing straightforward routes to Leicester, Birmingham and beyond.

The village is well served by reputable local schooling, including Desford Community Primary School, with secondary education available at the highly regarded Bosworth Academy. A range of everyday amenities can be found within the village, including local shops, cafés, a medical centre, pubs and community facilities, making Desford a practical and well-connected place to live.

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:

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band E.


Alexanders


Alexanders


Alexanders


Alexanders

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

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

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.

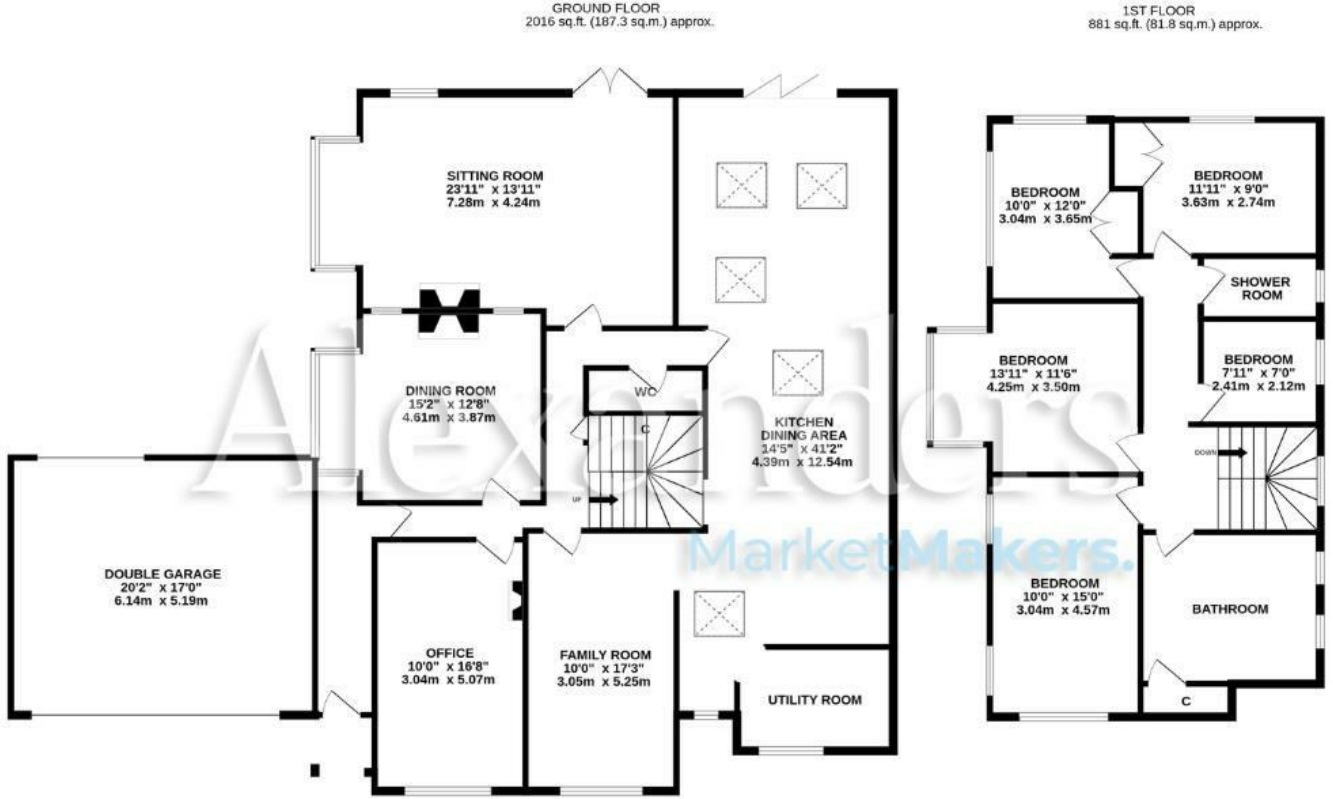
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither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

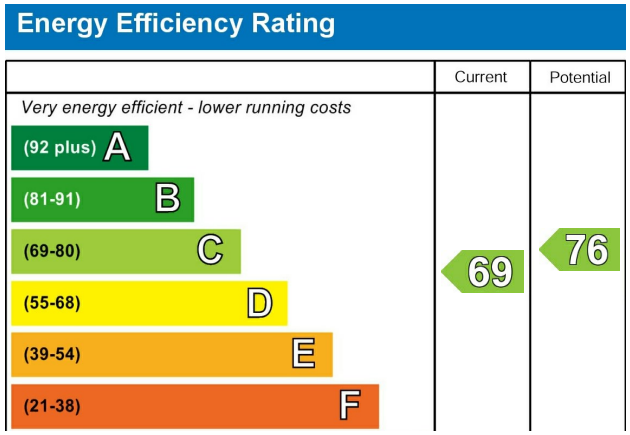
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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 within this property 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.









Alexanders
MarketMakers.