



Church Lane, Long Clawson



**Bedrooms:** 6

**Bathrooms:** 3

An impressive and substantial village home offering beautifully balanced accommodation across three floors, with generous reception spaces, six bedrooms and extensive garaging

- Substantial family home arranged over three floors
- kitchen/breakfast/dining room with island and Rangemaster cooker
- Principal bedroom suite with dressing room, en suite and balcony with far-reaching views
- Three garages arranged across separate buildings
- Private, well-positioned garden ideal for entertaining and relaxation
- Prime Church Lane position within the sought-after village of Long Clawson





The property is approached via a welcoming entrance hallway which immediately sets the tone for the generous and well-balanced accommodation found throughout. From here, the ground floor unfolds into a series of substantial and versatile reception spaces. At the heart of the home sits the impressive kitchen/breakfast/dining room, a superb open-plan space thoughtfully designed to combine practicality with character. The kitchen is centred around a substantial island incorporating an integrated wine fridge and is fitted with a Rangemaster gas cooker. A striking freestanding fireplace provides a natural focal point, anchoring the room and enhancing the sense of warmth and sociability. This central space flows seamlessly into adjoining family areas, creating a wonderful sense of connectivity throughout the ground floor.

Further ground floor accommodation includes a range of additional reception rooms. These spaces lend themselves equally well to use as snug rooms, formal sitting rooms, playrooms or home offices. Practicality is further enhanced by a well-appointed boot room, a separate utility room, ample storage areas and a dedicated plant room, ensuring the home remains both functional and well organised. Adding to the sense of comfort, the lounge features underfloor heating

The first floor continues the theme of generous proportions and thoughtful layout, providing three well-sized bedrooms. The principal suite is particularly noteworthy, offering a substantial bedroom complemented by a dedicated dressing room and en suite facilities as well as a balcony offering far reaching views. The remaining bedrooms are all of excellent size and are served by a well-appointed bath and shower room, ensuring comfort and convenience.

The second floor offers further versatility, comprising two additional double bedrooms as well as a study which could easily be converted to a bathroom, serving both bedrooms. This level is ideal for older children, guests, or those seeking more private accommodation, and could equally be adapted for hobbies, home working or leisure use.

Externally, the property benefits from extensive garaging, with three garages arranged across separate buildings, providing excellent parking provision alongside generous storage options. The property further benefits from a substantial summer house set within the garden, fully carpeted and equipped with power. The garden is well positioned to offer both privacy and a pleasant outlook, creating a peaceful environment for outdoor dining, entertaining or simply relaxing. The setting lends itself perfectly to enjoying village life, with quiet surroundings and a strong sense of space.

Occupying a prime position on Church Lane in the heart of Long Clawson, the property is situated within one of Leicestershire's most sought-after villages, renowned for its strong community spirit, local amenities and attractive countryside setting. Long Clawson offers convenient access to the nearby market towns of Melton Mowbray and Oakham, along with good road and rail connections to Leicester, Nottingham and further afield. The area is highly regarded for both state and independent schooling, making this an ideal location for families seeking refined village living without compromise.



# Church Lane, Long Clawson, Melton Mowbray, LE14

Approximate Area = 3559 sq ft / 330.6 sq m  
 Garages = 1213 sq ft / 112.6 sq m  
 Total = 4772 sq ft / 443.3 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Moores Estate Agents. REF: 1404102



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