

Paddock Court

Stanford On Soar, Loughborough, LE12 5PX

John 
German





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£1,250,000

A truly spectacular residence, uniquely constructed in 2004 to a high specification architectural design, offering over 4,000 square feet of versatile living accommodation, beautifully landscaped gardens, vaulted ceilings with mezzanine opening, double garage with annex potential, set within a small exclusive development, nestled in the heart of the highly sought after Stanford on Soar.

This incredible home would make an ideal purchase for growing or established families and multi-generational living.

Stanford on Soar is a rural village sitting on the outskirts of the nearest major conurbation of Loughborough (approx. 2 miles away). The property is ideally located for commuter routes to the M1, A46 and Loughborough Railway Station providing links to London & Edinburgh. East Midlands Airport is only 20 minutes away by car.

Nearby Loughborough provides a wide range of local amenities, including good primary and secondary schools, Loughborough University, supermarkets, independent shops, boutiques, pubs and restaurants. Nature lovers and outdoor enthusiasts will appreciate the abundance of nearby green spaces, perfect for walking and cycling.

Ground floor accommodation comprises; entrance hall, open plan kitchen/dining room with a stunning vaulted ceiling, family lounge, formal lounge/dining room, ground floor W.C., double bedroom with en-suite, principal bedroom with luxury en-suite giving access to a sizeable spa room further providing utility room and shower room, overlooking the garden.

First floor accommodation comprises; two further double bedrooms, en-suite, separate shower room, study area and further room in a mezzanine over the kitchen.

Externally, the garden is an excellent size, exceptionally private and south facing, beautifully landscape providing a manicured lawn with mature trees and attractive borders. The double garage is accessed via personnel door from the garden or via spacious driveway, which can accommodate up to six vehicles. A separate home office is located above the garage accessed via spiral staircase.

AI enhancements may have been used in some photography.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Double Garage & Driveway for 5/6 Vehicles

Electricity supply: Communal Mains Supply (approx. £200pa per household)

Water supply: Mains

Sewerage: Septic Tank (approx. £285pa per household)

Heating: Mains Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band G

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA26062026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

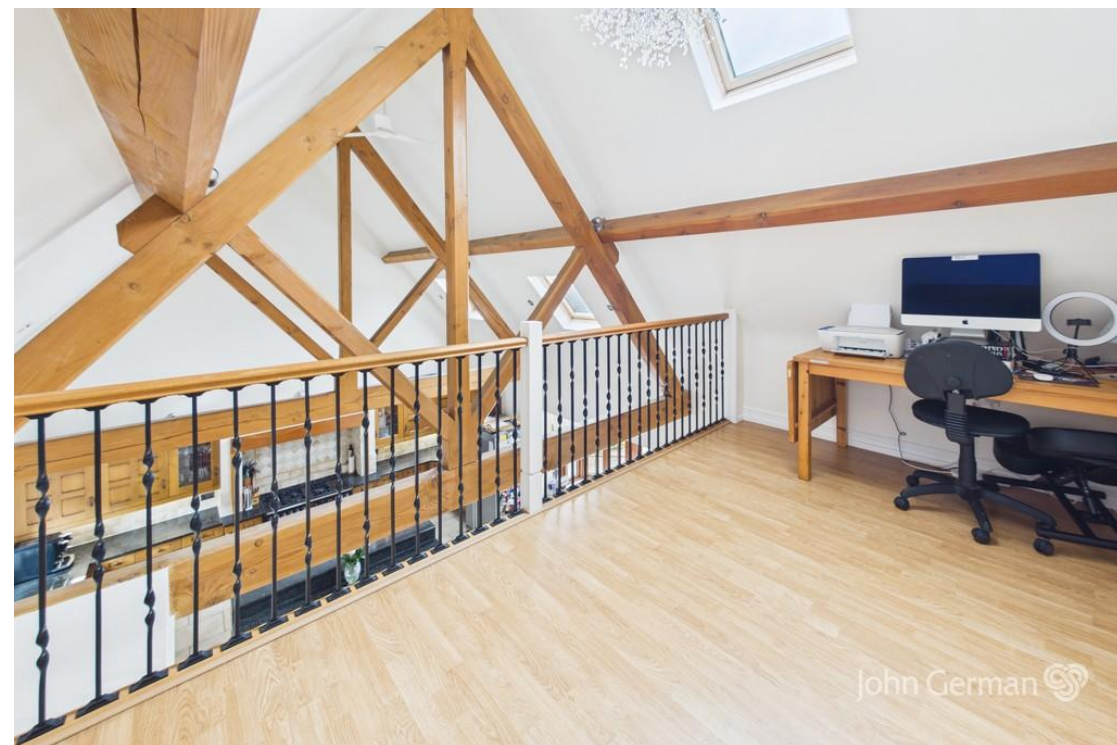
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.













Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

380 m²

4090 ft²

Reduced headroom

25 m²

269 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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