Smiths

your property experts

Roecliffe Road

Woodhouse Eaves

- Enchanting semi-detached family home
- Set in the heart of the revered Charnwood Forest
- Substantially remodelled and extended throughout
- Beautiful private grounds extending to approx. 1/2 an acre
- Light-filled ‘living’ kitchen with bi-fold doors to the rear
- Spacious sitting room and two further reception rooms
- Four good-sized bedrooms and two bathrooms
- Newly landscaped driveway and a garage



General Description

Smiths Property Experts offer to the market this exceptional semi-detached family home. It sits on exceptional private grounds of nearly 1/2 an acre in the heart of the revered Charnwood Forest.

Close to the beautiful surroundings of Bradgate Park and Swithland Wood, this characterful family home boasts four good-sized bedrooms, two bathrooms, and four reception rooms, including a centrepiece ‘living’ kitchen with bi-folding doors leading out onto south-westerly facing rear gardens.




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Main House

Lovingly maintained by its current owners and substantially remodelled and extended 10-15 years ago, the property is presented in immaculate condition. It offers spacious accommodation with an excellent, flexible layout ideal for family life.

Expect to find accommodation centred around an impressive 'living' kitchen, and also comprising, in brief, an enclosed porch, an entrance hall, an office, a playroom/snug, and a large formal sitting room with a multi-fuel stove which opens through a music room. Both the music room and kitchen open up directly onto a south-westerly facing rear terrace. There are excellent service spaces including a washroom/WC and a boot room with direct outside access and a door leading into the attached garage.

Stairs lead to a central landing that leads in turn to four bedrooms, three of which are large doubles, and a contemporary family bathroom. The main bedroom suite is of particular note, with views across the grounds to the rear, built-in wardrobes, and super en-suite facilities.







The Outside

Set back and elevated from Roecliffe Road behind a newly landscaped private gravel driveway, there is off-road parking for multiple vehicles and lawned front gardens with a mature Birch tree. Steps rise to the front door, with an integral garage and gated side access to the right.

To the rear are extensive landscaped gardens backing onto protected woodland, with paddocks and open countryside to the right-hand side. Manicured lawns run the entire length of the gardens, with mature borders, hedgerows, and trees adding interest throughout. There is also a useful greenhouse and secure timber shed. Landscaped for entertaining, there is a generous, sun-filled terrace immediately behind the main house, with steps leading up to a pond, play area, and further seating spot with a timber pergola. There is also a pretty outdoor lighting scheme that is impressive at dusk.













The Location

Roecliffe Road is a highly sought-after location, nestled between the villages of Swithland, Cropston, Newtown Linford, and Woodhouse Eaves. It is situated 3 miles from Loughborough, which offers excellent private schooling and road and rail networks, providing superb nationwide access.

Woodhouse Eaves has a thriving village centre with various amenities, including a nursery and primary school, alongside local stores such as greengrocers, butchers, and chemists. There is an excellent choice of local eateries and public houses, as well as beautiful countryside surroundings, including the local country parks of Beacon Hill, Bradgate Park, Swithland Woods, and Cropston Reservoir.

Distances

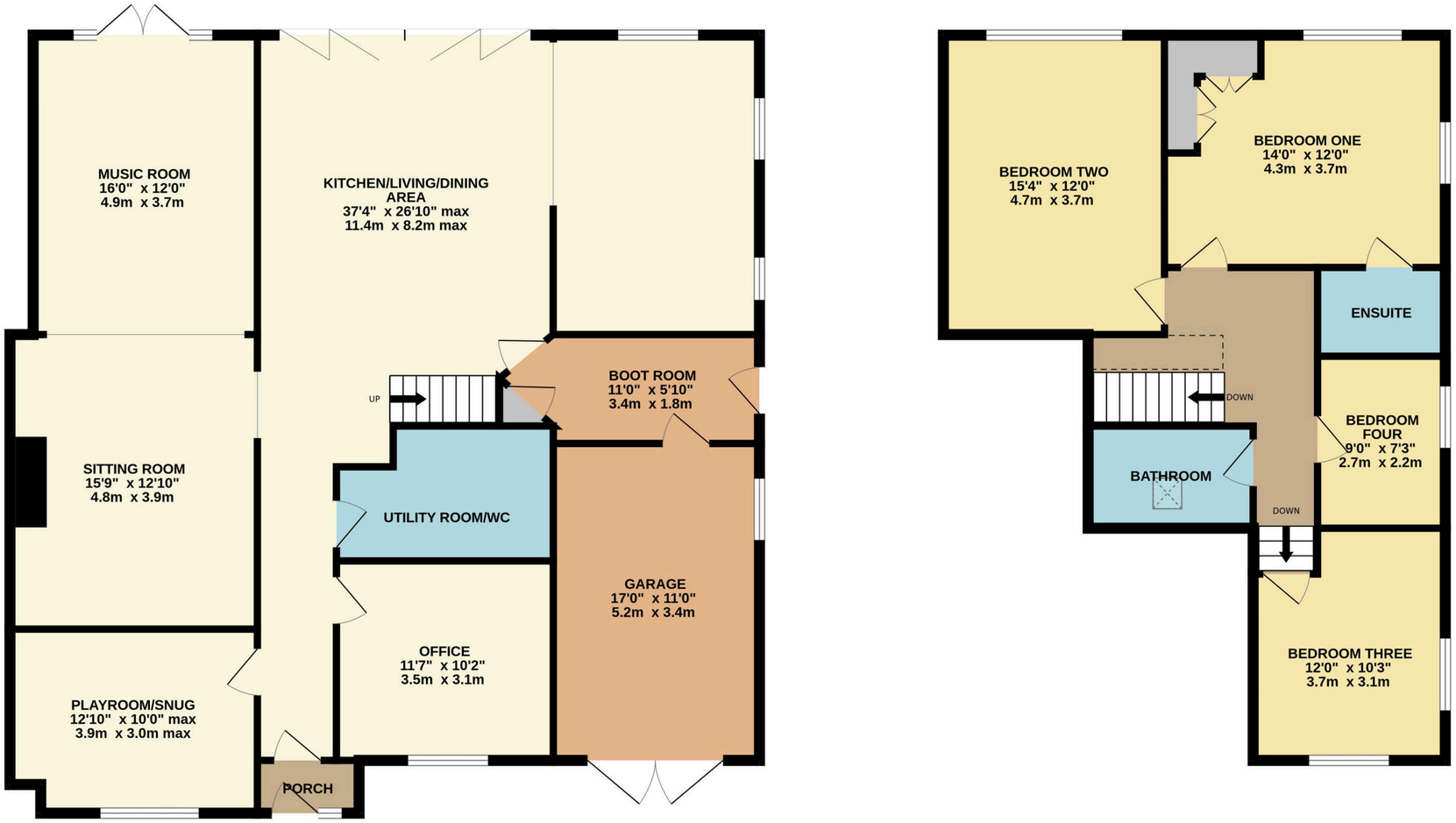
Loughborough 6 miles, Leicester 8 miles, Nottingham 22 miles, and Birmingham 42 miles.

Loughborough Grammar School 6 miles, Ratcliffe College 8 miles, and Repton School 26 miles.

Lingdale Golf Club 0.8 miles, and Rothley Park Golf Club 3 miles.

East Midlands Airport 11 miles, Birmingham Airport 41 miles, Loughborough to London St Pancras via rail from 1 hour 15 minutes,

(Distances and timings are approximate).



TOTAL FLOOR AREA : 2334 sq.ft. (216.8 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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Property Information

Awaiting EPC. Tenure: Freehold. Council Tax Band: F.
Local Authority: Charnwood Borough Council.

Utilities, Rights and Restrictions

It is our understanding that the property is connected to mains electricity, gas, and water. The drainage is connected to a private system, and the sellers have fully upgraded the cesspit to a new sewage treatment plant.

To check broadband and mobile coverage, please use the following link: https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

To check flood risk, please use the following link: https://www.gov.uk/check-long-term-flood-risk

The material information provided is to the best of our knowledge, having consulted with our vendor client. Please ask should you have any specific queries or consult with a representative to obtain your own legal advice.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

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