



Roseaiven Barr Lane,  
Higham on the Hill,  
CV13 6AW



£1,700,000

### GENERAL

A quite exceptional contemporary country house in beautiful rural setting with far reaching country views. Roseaiven is a stylish and striking house built to the design and exacting specification of the present owners. The design concept is inspired by their love of 1920s French architecture together with the 'Arts and Crafts' style, typical of the era. There are some outstanding features including a sensational reception hall with sweeping bespoke decorative wrought iron staircase and the clever use of oak in the two large bays at the front of the house.

The interior spans across two floors, with a versatile and well-balanced layout. The ground floor flows seamlessly between four reception spaces, anchored by a wonderful open-plan zoned living kitchen with granite surfaces and premium appliances. There is also a superb gym with its own shower room.

On the first floor there is sumptuous master bedroom with lavish en suite and dressing room, together with three further double bedrooms, two of which have en suites.

Outside there is a large double car port together with a double garage.

There are landscaped South facing gardens and a covered terrace providing a private and sheltered space for outdoor dining.



## LOCATION

Roseaiven is located just outside Higham on the Hill, on the edge of rural Leicestershire. Within the village there is Primary schooling. The village is incredibly accessible being approximately four miles from the M69 and nine miles from the M42. Nuneaton train station is within easy reach from which there are high speed train services to London, Birmingham, Leicester and Coventry. There are several fine private schools close by, including Twycross and Dixie Grammar School.

## THE HOUSE

There is underfloor heating to both the ground floor and first floor.

The accommodation is arranged over two floors as follows.

Oak framed entrance porch opening into reception hall.

## RECEPTION HALL

27'6" x 15'10"

A magnificent introduction to the house. There is a sweeping bespoke wrought iron balustrade staircase rising to the galleried landing. Radiating off the reception hall are the main reception rooms.

## CLOAKROOM

With a magnificent marble sink and double flush lavatory.

## SITTING ROOM

21'5" ext to 24'9" x 19'2"

A sensational room, the principal feature of which is the stone built fireplace with wood burning stove. There are steps up to glass sliding doors opening into the summer room.

## SUMMER ROOM

20'8" x 14'2"

A wonderful light filled room overlooking the garden and countryside beyond. There are glass folding doors which run along the full side of the room overlooking the garden. Glass sliding doors to the living kitchen.

## DINING ROOM

17'9" x 15'2" into bay

An impressive room with two magnificent oak framed bay windows.

## HOME OFFICE

12' x 7'

With fitted knee hole desk and cloaks cupboard.

## LIVING KITCHEN

34'1" x 14'6" max

The kitchen is very much the heart of the house. The kitchen area is fitted with a bespoke range of base and wall cabinets with polished granite worktops by Kingfisher Kitchens of Nuneaton. There is a large central island unit with an inset granite bench seat. High end integrated appliances include a "Neff" induction hob with inset extractor unit, a dual zone wine fridge, a "Siemens" dishwasher, two "Neff" ovens, one of which has a warming drawer and a larder fridge.

Folding glass doors open from the living/dining area onto the terrace.

## UTILITY ROOM

12'8" x 7'10"

There is a fitted base unit with space for a washing machine and dryer. Inset single bowl sink unit and larder fridge. BOILER ROOM.

## REAR HALL

Opening off the rear hall is a shower room and the Gym.

## SHOWER ROOM

With floating wash hand basin, walk in shower enclosure with rainfall and hand held shower attachments. Heated towel rail.

## GYM

21' x 19'10"

A sensational room with a full height ceiling. Folding and sliding glass doors run along the entirety of one wall and there is a hot tub included in the sale. Door to Double Garage.

## DOUBLE GARAGE

With electric roller shutter door.

## ON THE FIRST FLOOR

Stairs rise from the reception hall to the galleried landing.

## GALLERIED LANDING

It should be noted the galleried landing runs along three sides of the hall. Opening off the galleried landing are the bedrooms.

## MASTER BEDROOM

22' x 19'3"

A sumptuous room with full height windows from which the views over the gardens can be enjoyed. A small atrium allows light to flood into the room. (First measurement extends to 25'2").

## EN-SUITE

12' x 11'4"

A luxurious en-suite. There is a walk in shower enclosure with external temperature control together with rainfall and hand held shower attachments and chrome ladder style towel rail. Two wash hand basins set in vanity unit with back lit mirror behind.

## DRESSING ROOM

9'6" x 8'4"

A generous range of fitted wardrobes and knee hole dressing table.



### BATHROOM

Free standing contemporary bath with shower attachment wash hand basin set on wooden stand and low flush lavatory.

### BEDROOM TWO

20'9" x 14'6"

Fitted wardrobes and a knee hole dressing table. Two matching bedside tables. Large bay window.  
(Access to large eaves storage area)

### EN-SUITE

There is a walk in shower enclosure with external temperature control together with rainfall and hand held shower attachments, floating wash hand basin with back lit mirror and chrome ladder style towel rail.

### BEDROOM THREE

15'7" x 14'6"

Country views. Fitted wardrobes including a dressing table and two matching bedside tables.

### EN-SUITE

There is a walk in shower enclosure with external temperature control together with rainfall and hand held shower attachments, floating wash hand basin with back lit mirror, chrome ladder style towel rail and fitted wardrobe with access to boarded attic.

### BEDROOM FOUR

18'6" x 16' into bays

Bay windows and fitted wardrobes.

### OUTSIDE

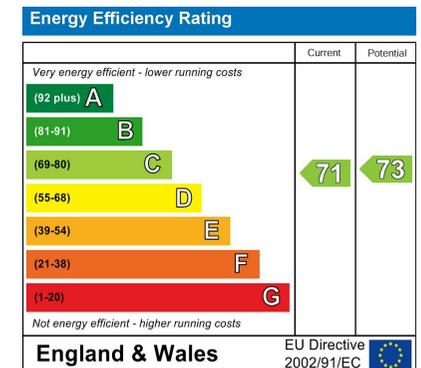
To the front of the house there is a extensive block paved parking area with double CAR PORT.

### THE GARDEN

There is a beautiful South facing garden. Adjoining the house is a large terrace which can be accessed from all the principal living spaces, perfect for outdoor entertaining. In one corner of the garden is a part covered decked area.

### COUNCIL TAX

Hinckley and Bosworth Council Tax Band. G.























Ground Floor



1st Floor



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