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Hornsey Rise
Wellsborough

- Exclusive gated development
- Prime position on sought-after Hornsey Rise
- Stunning far-reaching countryside views
- Exceptional open-plan living/kitchen/dining
- Cosy sitting room with wood-burning stove
- Main bedroom with dressing room and balcony
- Five generous bedrooms and four bathrooms
- Beautifully landscaped private gardens
- Private 3-acre historic woodland access
- EPC Rating B / Council Tax Band G / Freehold

Occupying a prime position on the revered Hornsey Rise in Wellsborough, this striking five-bedroom home enjoys an elevated setting with panoramic views across the surrounding countryside. Finished to an exceptional standard, the property blends refined contemporary styling with a thoughtfully designed layout, creating a superb sense of space and flow throughout.

At the heart of the home is a stunning open-plan living/kitchen/dining space, complete with a substantial central island, quartz surfaces and integrated Siemens appliances. An inviting sitting room with a wood-burning stove offers a contrasting atmosphere for quieter evenings, while the impressive entrance hall, featuring an oak staircase with glass balustrades, adds to the strong architectural feel found throughout the property.

The landscaped gardens have been carefully designed to maximise the setting, incorporating entertaining terraces, ornamental planting, a wildlife pond and a series of seating areas positioned to take in the far-reaching outlook. A sweeping driveway, integral double garage and access to a private three-acre historic woodland further enhance the overall setting.













Accommodation:

Entered via an impressive and spacious reception hall, featuring a striking oak staircase with contemporary glass balustrades, the property immediately conveys a sense of quality and style, with all principal ground floor accommodation accessed from here. Positioned to the front elevation is a cosy yet elegant sitting room, centred around a charming wood-burning stove, creating the perfect retreat for quieter evenings. Flowing seamlessly down a couple of steps is the spectacular open-plan living/kitchen/dining room, an exceptional space spanning the entire rear elevation and designed perfectly for modern family living and entertaining alike.

The kitchen itself is beautifully appointed and thoughtfully arranged around a substantial central island, providing additional storage alongside informal seating, ideal for casual dining or socialising whilst cooking. A comprehensive range of sleek contemporary cabinetry is complemented by stylish quartz work surfaces and a suite of high-quality integrated Siemens appliances, effortlessly combining practicality with sophisticated modern design. The area is open plan, yet clearly zoned with respective dining and living areas. The living area is centred around a wood burning stove has been enhanced by the recent addition of a smart media wall. Located just off the kitchen is a spacious and highly practical utility room, offering further storage solutions and space for additional appliances, whilst also providing convenient external access to the side of the property. Completing the ground floor is the generously proportioned guest cloakroom, which also offers excellent additional storage space for coats and shoes.

The first floor accommodation is centred around a vast galleried landing, complete with an oak framed glazed gable flooding the area with light. The main bedroom suite benefits from a fully fitted dressing room and luxurious four piece en-suite and is situated to the rear, enjoying access to it's own private balcony with panoramic countryside views. The second bedroom also boasts it's own dressing room and en-suite shower room. There is a further en-suite bedroom and the remaining two bedrooms - one of which has been fully fitted with bespoke office style cabinetry - are served by the contemporary four piece family bathroom.

Gardens and land:

Nestled on the edge of Market Bosworth with exceptional views and the exclusive use of a private 3-acre historic woodland set on the outskirts of the development. Approached via a sweeping paved driveway and beautiful and thoughtfully landscaped gardens, there is ample parking for multiple vehicles and access to the integral double garage. The rear gardens have been thoughtfully landscaped and now benefit from a wonderful entertaining patio, accessed directly off the living kitchen, with the rest being predominantly laid to lawn and edged by herbaceous beds and borders. Beyond, a beautifully designed pathway meanders through the gardens, leading to a series of striking seating areas that take full advantage of the far-reaching countryside views. A feature wildlife pond creates a tranquil focal point, whilst carefully planted beds, ornamental trees and contemporary terraced sections combine to provide colour, texture and year-round interest. Enjoying an excellent degree of privacy and backing onto open countryside, the gardens offer an exceptional outdoor space perfectly suited to both relaxation and entertaining.

Location:

Hornsey Rise is situated on the outskirts of Market Bosworth. A much-favoured charter market town with a thriving community and playing host to a range of independent shops, eateries and a monthly farmers' market held in the historic market place. There is a plentiful range of recreational and sporting opportunities in the glorious surrounding countryside.

The neighbouring villages provide an excellent selection of country pubs. There is an unrivalled selection of schools in the area, including The Dixie Grammar School in Market Bosworth, nearby Twycross House School and Repton School amongst many others. Despite its tranquil and secluded setting, Hornsey Rise is well connected with excellent communication links. There is a train service from nearby Nuneaton to London Euston taking from 1 hour. By car, the M42 and M69 are easily accessible. The development is well positioned for travelling to Birmingham and Nuneaton in one direction, or Leicester and Nottingham in the other. In addition, East Midlands Airport is just 17 miles away, Leicester 13 miles, Nottingham 31 miles, Birmingham 28 miles, Birmingham Airport 23 miles, and Nuneaton Train Station 10 miles (all distances and timings are approximate).

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. A service charge of £60 per month applies.


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Local Authority:
Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band G.

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 electricity, water, and drainage.

Heating is provided by an air source heat pump system.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

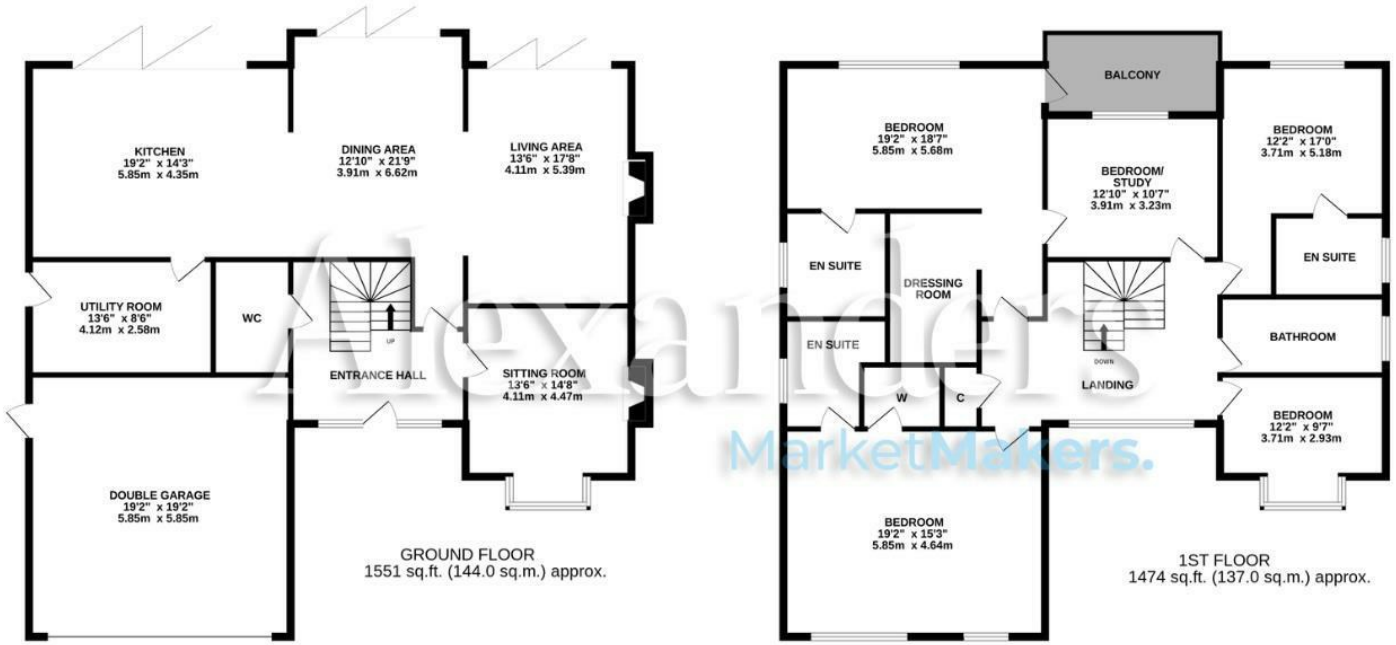
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

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.



TOTAL FLOOR AREA : 3025 sq.ft. (281.0 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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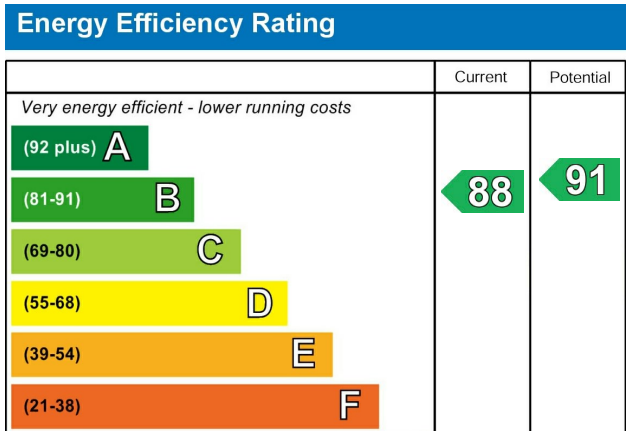





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