



Hornsey Rise Wellsborough

- Exclusive Hornsey Rise development location
- Elevated position with outstanding countryside views
- Stunning open-plan living dining kitchen
- Two further generous reception rooms
- Four bedrooms, three with en suite facilities
- Beautifully landscaped gardens and terrace
- Double garage and ample off-road parking
- Private 3-acre historic woodland for residents
- EPC Rating B / Council Tax Band G / Freehold

This exceptional home occupies an elevated position within the highly regarded Hornsey Rise development, constructed in 2021 by award-winning house builders, Springbourne Homes. The property offers immaculately presented and stylish interiors throughout, thoughtfully designed for modern family living. A particular highlight is the impressive open-plan living kitchen to the rear, providing a superb space for both everyday living and entertaining, complemented by two further well-proportioned reception rooms.

The property has been further enhanced with a number of high-quality upgrades, including bespoke coving and decorative wall panelling, adding character and warmth. In addition, fitted cabinetry has been introduced throughout, providing practical storage. Externally, the gardens have been completely landscaped, creating an attractive and well-designed outdoor space that is equally suited to relaxing and entertaining.





Accommodation:

The internal accommodation is centred around an incredible double-height entrance vestibule, with an oak staircase rising to the first floor. To the right is a very spacious sitting room, boasting a stone fireplace with inset wood-burning stove, and a full-height oak-framed bay window. To the left is a further reception room, fully fitted with bespoke cabinetry, ideally functioning as a playroom or office.

To the rear of the property, and forming the heart of the home, is a beautifully designed, zoned living dining kitchen. This impressive open-plan space is flooded with natural light, with two sets of bi-fold doors opening directly onto the outdoor seating terrace, creating a seamless connection between the interior and garden and making the space ideal for both everyday family living and entertaining.

The kitchen itself is thoughtfully arranged around a central island which provides additional storage as well as informal seating, perfect for casual dining or socialising while cooking. It is fitted with a comprehensive range of sleek cabinetry, complemented by stylish quartz work surfaces and a suite of integrated Siemens appliances, combining both practicality and contemporary design.

Located just off the kitchen is a highly practical utility room, offering further storage and space for additional appliances, while also providing convenient external access to the side of the property. Completing the ground floor is the guest cloakroom.

Upstairs, the bedrooms are accessed from a galleried landing, creating an impressive sense of space and light. The luxurious main bedroom features a striking oak-framed full-height window and benefits from fitted wardrobes, along with a contemporary four-piece en-suite bathroom.

There are three further bedrooms, two of which enjoy their own en-suite facilities. The current owners have thoughtfully converted the fourth en-suite bathroom to suit their needs, transforming it into a practical and stylish dressing room.

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. To the front of the property, there are beautifully manicured gardens, and a large block-paved driveway provides ample parking and access to a detached 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. There is a useful storage area to the rear of the garage range.

Services And Technology

There is dedicated fast fibre optic broadband in all rooms and Cisco routers within each property, fully CAT6 wired to each habitable room. The properties all benefit from Vaillant air source heating with underfloor heating to ground floors. A security system is fitted. We are advised that mains electricity, water and drainage are connected, and central heating is fuelled by an air source heat pump.

Specification

The kitchens are bespoke in a contemporary finish with Siemens appliances and a Quooker instant hot water tap. The bathrooms are fitted with Hansgrohe and Villeroy & Boch products. Floor coverings are included. The property also benefits from contemporary oak staircases and wood-burning stoves. Some windows of the property are oak, and the garages have electric doors, and there is electric car charging.

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.

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 heating 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:

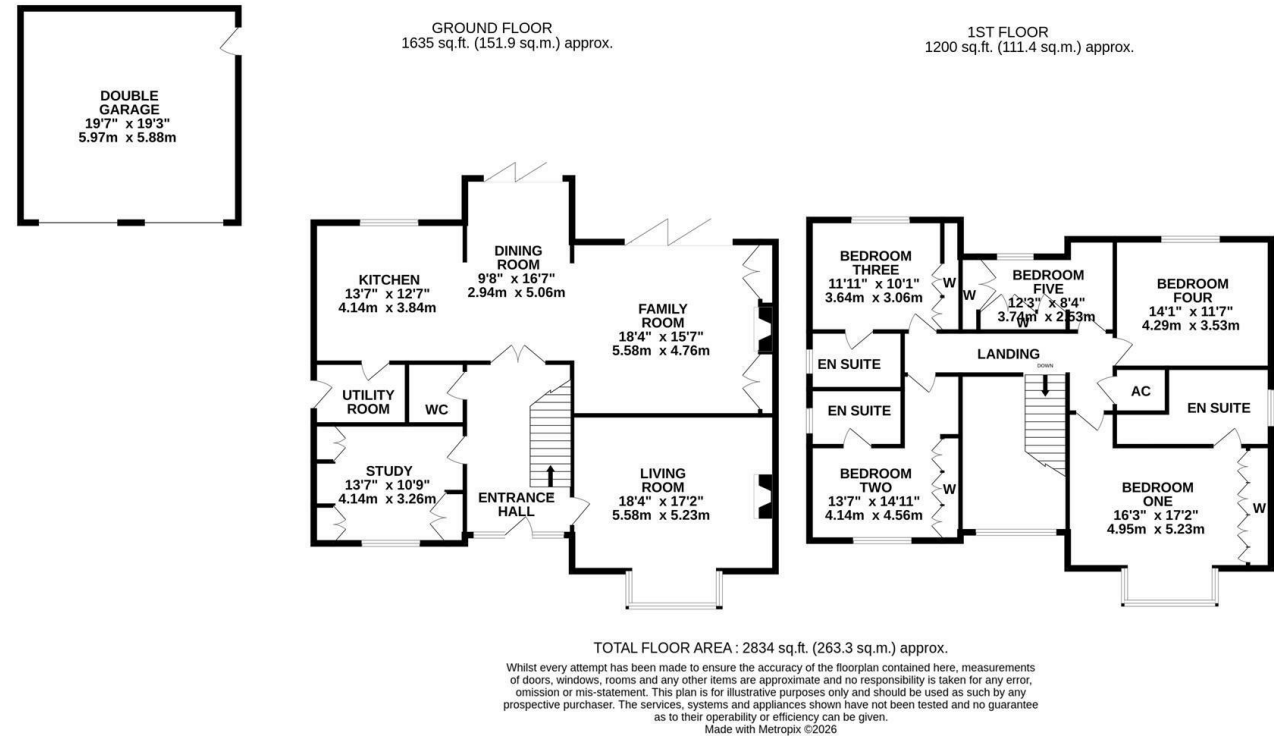
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	89	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		



