

Alexanders
MarketMakers.

Saxon Close
Ravenstone

- Large five bedroom family residence
- Approximately 2,537 square feet of accommodation
- Beautifully arranged over three floors
- Bespoke open-plan living kitchen
- Newly fitted herringbone flooring
- Stylish en suite shower rooms
- Substantial double garage and off-road parking
- 10-year LABC warranty
- EPC Rating B / Council Tax Band F / Freehold

This impressive five bedroom family residence provides approximately 2,537 square feet of beautifully appointed accommodation arranged over three floors. Situated within a private gated enclave of executive homes, accessed via electronically operated gates, the property occupies a generous plot and combines substantial family living space with an impressive level of specification.

The accommodation comprises a welcoming entrance hallway, generous sitting room, useful study room and cloakroom. The stunning full-width open plan living kitchen space forms the heart of the home, with three superb bedrooms to the first floor and two further double bedrooms to the second floor, together with stylish en suite shower rooms, family bathroom and separate shower room.

Outside, the property occupies an enviable and particularly generous plot, with a private driveway providing plentiful off-road parking and leading to the substantial double garage. Ravenstone is a highly regarded and sought-after village set within a designated conservation area, approximately four miles from the popular market town of Ashby-De-La-Zouch.













Accommodation:

The accommodation is arranged over three thoughtfully designed floors and begins with a welcoming entrance hallway leading to a generous sitting room, useful study room and cloakroom. The real centrepiece of the ground floor is the stunning full-width open plan living kitchen space, designed to form the heart of the home and providing an exceptional environment for both everyday family life and entertaining.

The bespoke kitchen is beautifully appointed with newly fitted herringbone flooring, Quartz work surfaces and a comprehensive range of integrated Neff appliances, including induction hob with extractor, oven, dishwasher, fridge and freezer. There is excellent space for both formal dining and a further seating area, with French doors opening directly onto the gardens.

To the first floor are three superb bedrooms, two enjoying generous walk-in wardrobe/dressing areas and stylish en suite shower rooms, together with a well-appointed family bathroom. The second floor provides two further double bedrooms and a separate shower room, creating an exceptionally versatile home for modern family living.

Gardens and land:

Outside, the property occupies an enviable and particularly generous plot, especially for a modern home. A private driveway provides plentiful off-road parking and leads to the substantial double garage, whilst the gardens extend beyond to provide an excellent level of outdoor space for family enjoyment and entertaining.

The generous proportions of the plot provide an excellent setting for the property, with French doors from the main living accommodation creating a natural connection between the house and gardens.

The combination of the private gated approach, generous gardens, ample parking and double garage is particularly appealing for those seeking the convenience and specification of a modern home without compromising on outdoor space.

Location:

Ravenstone is a highly regarded and sought-after village set within a designated conservation area, approximately four miles from the popular market town of Ashby-De-La-Zouch. Retaining a strong village character, Ravenstone is centred around its historic 13th-century church and offers a good range of local amenities including a well-regarded village school, popular public house and busy village shop.

The surrounding countryside provides an attractive rural setting, whilst excellent road links ensure the village remains particularly convenient for commuters, with the nearby M42 providing swift access to the wider East and West Midlands, including Leicester, Birmingham and Nottingham.

Ashby-De-La-Zouch itself provides an extensive range of shopping, dining, leisure and educational facilities, making Ravenstone an appealing location for those seeking a balance between village living, countryside surroundings and everyday convenience.

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 £797.67 applies.

Local Authority:

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band F.



Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Services:
The property is connected to mains gas, electricity, water, and drainage.

Heating is provided by a gas central heating system.

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

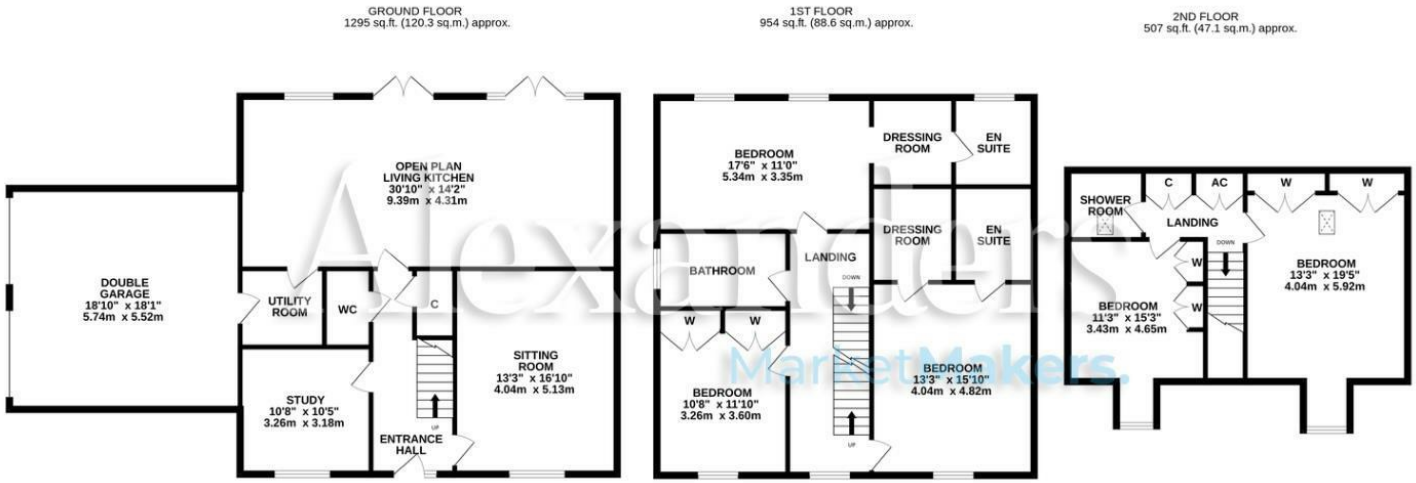
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

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.

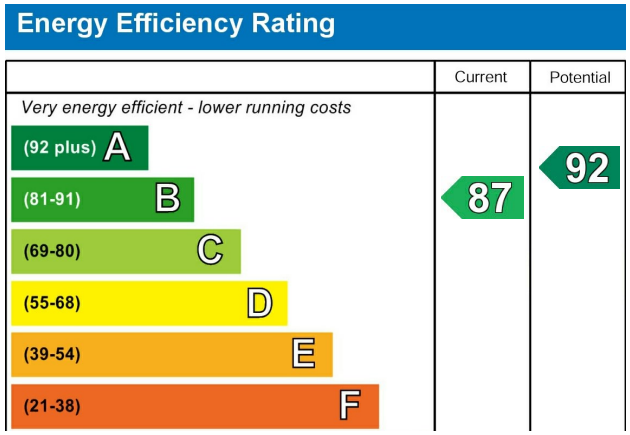
Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required 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.



TOTAL FLOOR AREA : 2756 sq.ft. (256.0 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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