

Cottage Farm  
Main Street  
Saddington  
Leicestershire  
LE8 0QH

£800,000



OSCAR JAMES

...expect excellence



# WHAT'S GREAT?

Oscar James is proud to showcase this stunning individually designed property situated in the highly sought after village of Saddington. The property boasts a blend of original period buildings with ornate features combined with modern contemporary extensions and minimalist design.

The spacious accommodation provides a flexible layout with an open plan theme comprising a light and airy entrance lobby adjoining both sections of this impressive home. The hallway flows to the snug providing an ideal relaxing area and leads to the cinema room, further reception rooms including a well-proportioned living room with an abundance of natural light and leading around to a spacious play room with a vast amount of built-in storage. The show piece of the property is the stunning converted cow shed now forming the kitchen/dining/family room finished to a high specification and creating an amazing hub to the home. With high vaulted ceilings and a utility room section, guest WC and bi-folding doors to the rear this kitchen is sure to impress.

Upstairs you will find four double bedrooms, the principal bedroom boasting an open plan

design with a generously sized dressing area with an array of built in wardrobes and ensuite shower room with double sink areas and double showering area too. The first floor is completed with a modern fitted family bathroom with three piece suite including a roll top bath.

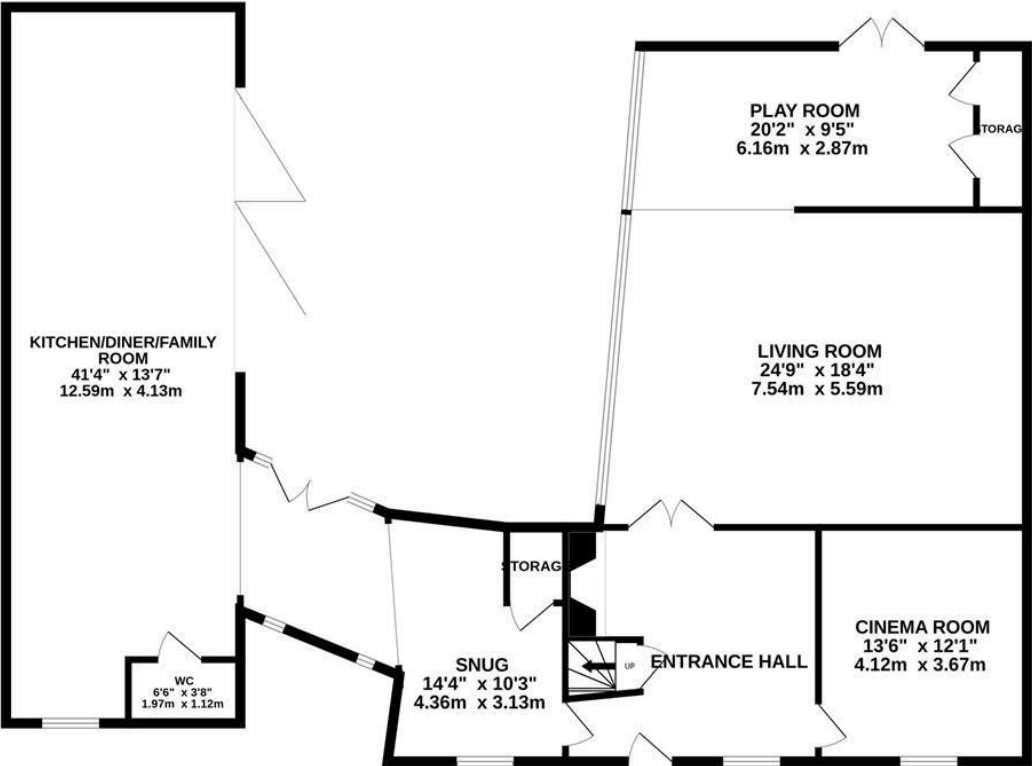
Outside the property expect to see a gated entrance (accessed from Weir Road) to a long sweeping gravelled driveway leading to the double garage and rear garden. The garden offers a good degree of privacy and has been landscaped with low maintenance in mind with an artificial lawn.

Give our new video tour a watch!

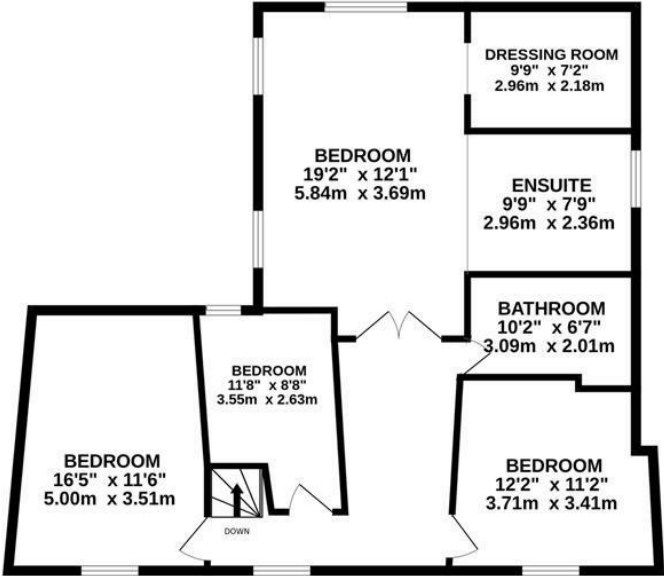
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# Floor Plan

GROUND FLOOR  
1951 sq.ft. (181.3 sq.m.) approx.



1ST FLOOR  
1099 sq.ft. (102.1 sq.m.) approx.



TOTAL FLOOR AREA : 3050sq.ft. (283.4 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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## AT A GLANCE...



Four reception rooms



Converted cow shed now forming a stunning kitchen/dining/family room finished to a high specification



Four double bedrooms



Guest WC, family bathroom and ensuite to principal bedroom



Landscaped rear garden with a total plot measuring approximately .25 acre



Off road parking for a number of vehicles and access to a double garage





# SELLER'S SECRET

We have enjoyed the transformation of this home and are so pleased with how it turned out. We have thoroughly loved living here and this house is a great entertaining house for all the family



## Why we like it....

There are so many features to talk about with this special property and we just love the uniqueness of it. It lies in a substantial plot situated in a highly sought after village too so there is very little not to like.

# OSCAR JAMES

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To buy or not to buy....

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