

SUPERIOR HOMES

ROYSTON & LUND



3 Cliftonthorpe Meadows

| LE65 2UL

Guide Price £1,350,000

Exquisite Detached Residence in Cliftonthorpe Meadows

Nestled within the prestigious gated community of Cliftonthorpe Meadows, this exceptional home combines modern luxury with serene, park-like surroundings—yet lies only a 15-minute walk from the heart of Ashby-de-la-Zouch.

Spanning an impressive 4,693 sq. ft., the property has been refurbished to the highest standard and offers a versatile layout with five reception rooms, creating an abundance of space for relaxation, entertaining, and family living.

At the heart of the home, the open-plan kitchen/dining area is a true showpiece. Fitted with high-quality wall and floor units, heat-resistant ceramic work surfaces, and premium integrated appliances—including three ovens, three dishwashers, and built-in fridge and freezer—it is both stylish and functional. A striking glass walk-in wine room with built-in cooler adds a distinctive touch. This space flows seamlessly into a large garden room, where 180-degree views of the garden and lakes bring the outdoors in.

Two sets of internal bi-fold doors allow spaces to be opened up or closed for a more intimate atmosphere. The lounge, complete with a log burner and built-in bi-fold blinds, exudes warmth and comfort. A snug offers a further area for relaxation. The property also features a games room and separate gym for leisure and family enjoyment.

Upstairs, five luxurious en suite double bedrooms provide ultimate privacy and comfort. The principal suite stands out as a true retreat, with dual-aspect garden views, a walk-in wardrobe, and a stunning spa-inspired bathroom.

Outside, the grounds are equally impressive. Landscaped gardens access to two garden lakes, perfect for a spot of fishing, and an outdoor kitchen/entertaining area—complete with gas hob, dishwasher and fridge—create a haven for relaxation and al fresco dining. A garden office offers the perfect space for remote working in peace and seclusion. There is double garage and parking for up to 10 vehicles.





- Guide Price £1,350,000 to £1,500,000
- Exquisite Detached Home with Serene, Park-like Surroundings in a Gated Community
- Five Luxurious En-suite Bedrooms; including a Guest Suite
- Open Plan Living – Kitchen/Diner Flowing Seamlessly into a Garden Room and Lounge
- Snug, Games Room, Gym, Laundry and a Separate Utility.
- Landscaped Gardens, Access to Two Lakes, Outside Kitchen & Entertaining Area
- Detached Outside Office with Air con/Heating and Networked
- Double Garage and Parking for 10 Cars
- Solar Panels, Air Con in Dining Area & Principal Suite
- EPC Rating C, Tax Band G, Freehold





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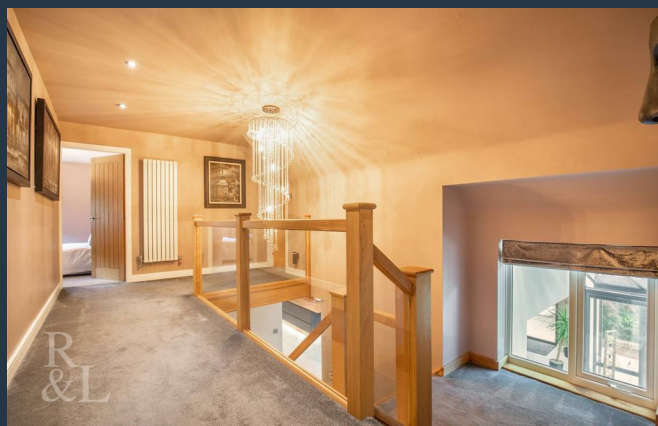
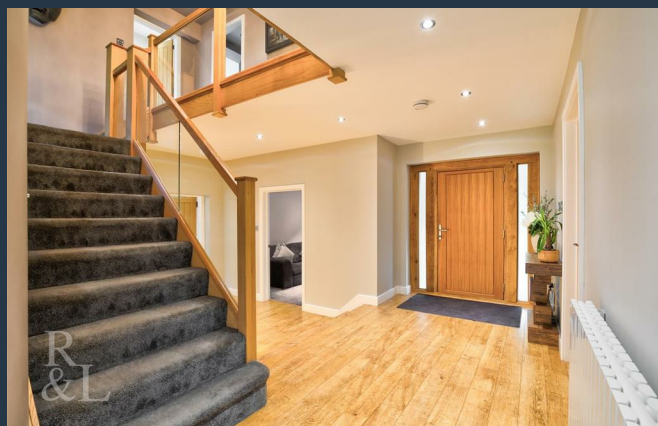




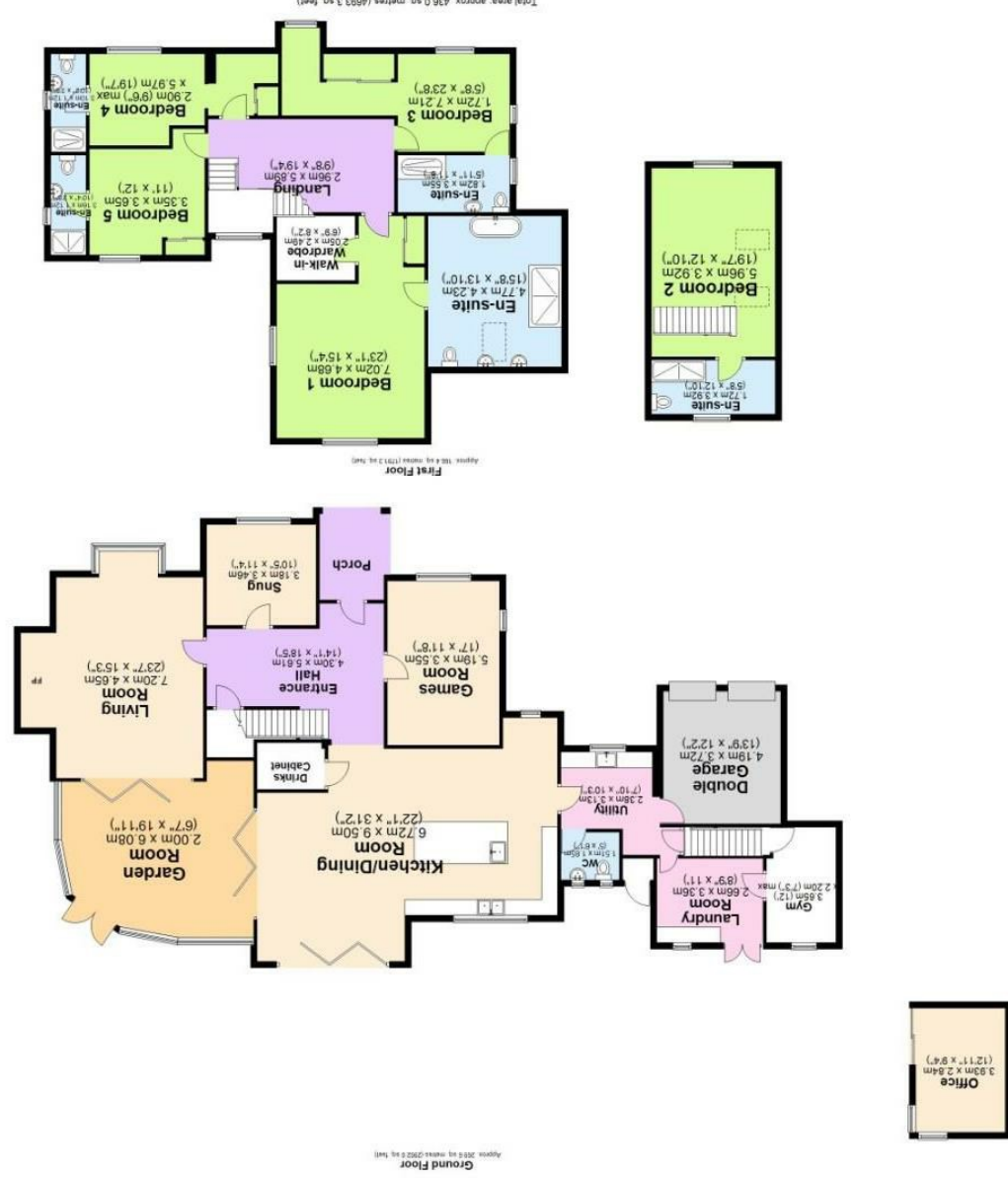
Set within secure, gated grounds, this remarkable home offers a rare balance of exclusivity, tranquillity, and convenience. Whether as a family residence or a private retreat, it is a property designed to impress at every turn.

The picturesque market town of Ashby-de-la-Zouch is a 15 minute walk. Ashby lies at the heart of The National Forest. The town boasts a range of shops, bars, cafes and restaurants, community library and leisure centre.

The nearby Bath Grounds were once home to the Ivanhoe Spa, and on a stroll through this delightful green space, you can read about Edwardian parachutist Dolly Shepherd.



These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EPC

