

Hall Gardens

Ravenstone, Coalville, LE67 2HF

John 
German





Hall Gardens

Ravenstone, Coalville, LE67 2HF

£575,000

Beautifully positioned village home, offering spacious styling living space extending to over 2000 square feet, with a wonderful mature tree lined plot, lovely gardens, privacy and lots of parking. The house boasts six bedrooms, three bathrooms (two en-suite), three reception rooms, plus double garage.



As previously mentioned, this wonderful home has a fantastic, semi-rural position set upon the entrance to the popular Hall Gardens development, a small exclusive development set in the former grounds of Ravenstone Hall and featuring a wide variety of mature specimen trees. Ravenstone is a small, rural and popular village lying approximately four miles away from the market town of Ashby-de-la-Zouch. The village has an old 13th Century Church, good local pub, village school, busy shop and for commuters, the M42 provides access to many east and west Midlands towns and cities.

The property sits back behind a block paved driveway which provides plentiful parking alongside access to a double integral garage. The front lawns are spacious with wrought iron railing and beech hedge surround and have mature screening trees. Set beneath the sheltering canopy porch, a part glazed leaded door opens into a large and welcoming reception hall with a turning balustraded staircase leading off up to a galleried landing above. The guest cloakroom is set off the hallway.

Leading off the hallway is a sunny, light and bright through living room which has a focal point feature fireplace with raised slate hearth and an inset Morso log burning stove with a character beam mantle above. There are uPVC double glazed French doors flanked by picture windows, opening out onto the rear gardens and adjacent to the lounge is a full width dining room, perfect for family Christmases and entertaining.

Ideal for family living, there is a spacious granite topped open plan breakfast kitchen with rangemaster cooker, fully integrated fridge and ample cabinets wrapping around the room providing plenty of cupboard space. There is a feature central island with breakfast bar, making it a great space to sit and catch up over a coffee, and there is further storage set below the unit with deep pan drawers and wine rack.

Lying open plan to the kitchen, an archway leads you through to an adjoining family room which has solid oak flooring that runs throughout the kitchen itself. An internal door here opens into the integral double garage and offers possibilities for conversion (subject to buildings regs). The garage has an up and over entrance door, one being electric, light, power points and a range of fitted shelving and work bench. A personal door leads outside.

Follow the winding staircase upstairs to the first floor and here you will find there is a magnificent galleried landing. Leading off and arranged around, are six bedrooms (5 double, 1 single). The spacious master bedroom has the benefit of a convenient study nook/dressing room leading off. Also featuring its own private en-suite shower room with Velux window.

Bedroom two is a lovely room with a dual aspect including large Velux skylight to the roof and recently added en-suite shower room which comprises a contemporary suite with full height tiling and a clever range of fitted cabinets providing excellent storage. There is a vanity unit with contemporary wash hand basin, pillar mixer tap, concealed cistern WC, shower cubicle with dual hand held and rainfall shower head, mirror with lighting and chrome ladder style towel radiator. All the remaining bedrooms are excellently proportioned, making this a fantastic family home. The single bedroom features fitted shelves and storage making it the perfect space for a study if required.

The family bathroom has also been refitted and comprises a white suite with panelled spa bath with mixer tap, concealed cistern WC with vanity unit and wash hand basin to the side with storage below. There is a large frameless walk-in glazed shower cubicle with dual handheld rainfall shower head above, a ladder style towel radiator and a large integral airing/storage cupboard.

Outside, to the rear of the property you will find fully enclosed, good sized, south-westerly facing gardens laid mainly to lawn with an extensive flagged patio area, perfect for summer BBQ's. There is a lower gravelled area with a high quality 2 storey children's climbing frame with playhouse, 2 slides and swings, set beneath sheltering trees providing shade from the property's southerly aspect.

To the side of the property is a further lawned area, leading to a good-sized secure shiplap shed with double doors to front and internal workbench with power and lighting. Gated access leads around to the front of the property. These gardens benefit from a great degree of privacy and really are a particular feature of the home.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

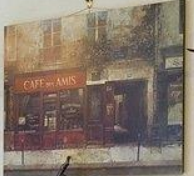
www.gov.uk/government/organisations/environment-agency

www.nwleics.gov.uk

Our Ref: JGA/11092023

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band G













Ground Floor

Approximate total area⁽¹⁾

2281.28 ft²

211.94 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



