

Alexanders
MarketMakers.

Main Street
Stoke Golding

- Two bedroom semi-detached barn conversion
- Set within a charming walled courtyard
- Exposed timbers and vaulted ceilings
- Bespoke kitchen and bathroom finishes
- Generous sitting and dining room
- Private enclosed rear garden
- Electric gated courtyard entrance
- Resident parking within the courtyard
- EPC Rating C / Council Tax Band D / Freehold

Chestnut Cottage is an attractive two bedroom semi-detached barn conversion situated within the walled courtyard of Park House Court. Retaining much of the original character, the property features exposed timbers, vaulted ceilings and traditional brickwork, complemented by bespoke kitchen and bathroom finishes.

The entrance hallway provides access to two bedrooms and the bathroom, which features bespoke fittings. The kitchen is fitted with traditionally styled cabinetry, integrated appliances and timber work surfaces, with roof lights bringing natural light into the room. Timber flooring continues into the adjoining sitting and dining room, where a vaulted ceiling, exposed beams and further roof lights create a light and spacious feel. The proportions allow for distinct sitting and dining areas while retaining an open connection between the two.

To the rear is a private enclosed garden, principally laid to lawn and bordered by established hedging. A paved terrace alongside the cottage provides space for outdoor seating and dining, with established planting adding further interest.

Park House Court is approached through electric double cast-iron gates, opening onto a central turning circle with resident parking bays. Traditional courtyard walls, shared gardens and mature trees create an established setting, while a separate cast-iron pedestrian gate provides access towards the village centre.













Location:
Chesnut Cottage is positioned just off Main Street, within the heart of the highly regarded village, Stoke Golding. Its position within Park House Court provides a degree of separation from the village street, while the pedestrian access allows the centre of the village and its amenities to be reached conveniently on foot. The village is surrounded by an attractive rural landscape, with neighbouring towns and villages providing a wider range of shopping, leisure and everyday services.

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. Monthly Maintenance charge applies £50.

Local Authority:
Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley Leics, LE10 0FR. Council Tax Band D.

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 gas, electricity, water, and drainage.

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.

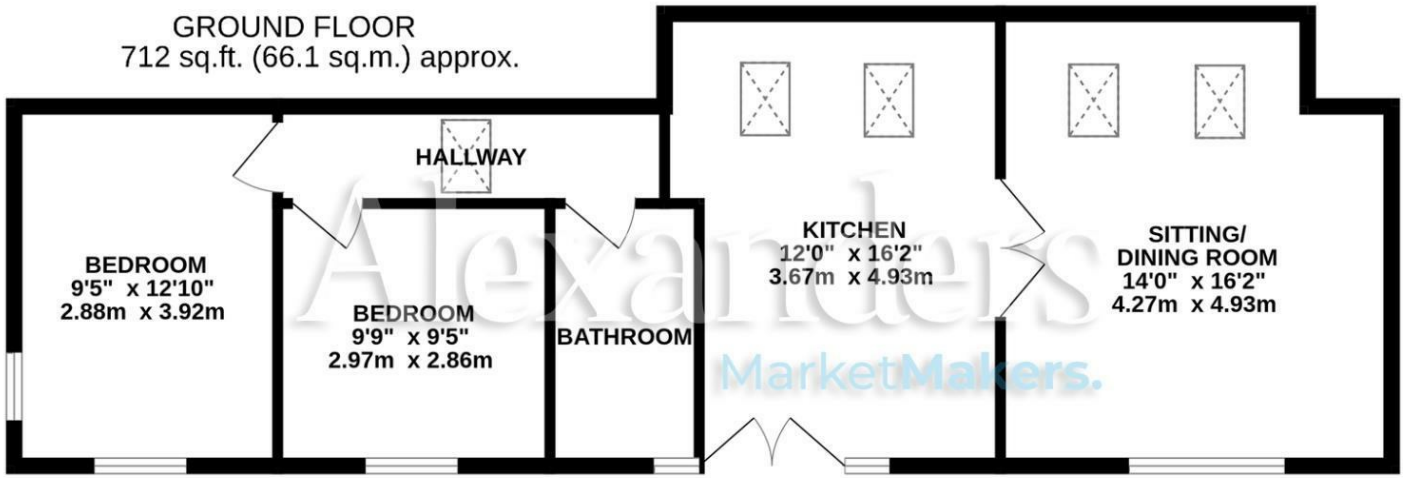

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General Note:

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.

Property Imagery Disclaimer:

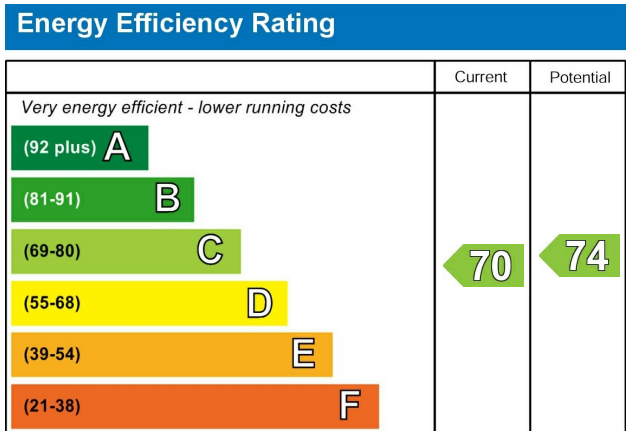
Please note, digital enhancement and artificial intelligence tools may have been used on select photographs on this listing to help visualize the property's potential. These images are intended as a visual guide only and should not be relied upon as a factual representation of the current furnishings or condition. Buyers are advised to verify all details in person during an official viewing.



TOTAL FLOOR AREA : 712 sq.ft. (66.1 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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