

**Church Leys**  
**Station Road, Rearsby, LE7 4ZJ**

Asking Price: £1,300,000



Oliver Rayns  
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- Exceptional Detached Home
- Spanning Over 3300 Sq.Ft
- Five Double Bedrooms
- Double Garage And Ample Driveway
- Fitted Wardrobes Throughout
- Exclusive Wilson Enterprises Limited Build
- Dressing Area And En-Suite To Bedroom One
- Home Gym / Office In
- Rear Garden

This stunning family home, built to an extremely high specification by Wilson Enterprise Ltd, boasts bay windows that allow plenty of light to flood the rooms, handcrafted features, an expansive Sherwin Hall kitchen, Villeroy & Boch sanitaryware, oak doors and staircase, HIVE heating controls, air conditioning and energy saving initiatives, security alarm system, double glazing throughout, integral double garage that is privately gated.



This magnificent family home is approached via a gated driveway bordered by lawn, low box hedging and fencing. The front door opens into the spacious impressive entrance hall featuring a grand staircase with oak finished balustrades and bottom treads, which leads to the first floor. There is a large understairs storage cupboard and immediately to the right of the front door is a part tiled cloakroom with low level WC and wash hand basin.

To the left of the entrance hall is the triple aspect living room with a square recess, patterned Amtico flooring, French doors to the rear and a large bay window overlooking the front. To the rear of the property is also a study, ideal as a home office or kids' playroom.

The fabulous kitchen/dining room with Amtico flooring has French doors and adjacent patio doors that lead into the garden and outdoor entertaining spaces. The high-specification Sherwin Hall kitchen itself offers a range of wall and base units fronted with panelled doors and topped with quartz work surfaces, a single drainer Butler sink with mixer tap and built-in appliances including a fridge/freezer, dishwasher, integrated bin unit, double oven and microwave combination, 5-ring gas hob with extractor hood above and tiled splashback. In the centre is an island with a quartz work surface and cupboards below. Between the garage and kitchen is the utility room which has a range of wall and base units with a Butler sink and mixer tap, as well as space for a washing machine and dryer, and a door into the boot room.

The grand side staircase with wood balustrades and banisters leads to the galleried first floor landing, which provides access to five double bedrooms, four of which have immediate access to a bathroom. The amazing principal bedroom features a dressing area with double built-in wardrobes, an en-suite bathroom incorporating a panelled bath with mixer tap, low level WC, wash hand basin and an independent double shower unit with glazed door. Breathtaking views over Charnwood Hills and Bradgate Park can be observed from the upstairs accommodation, adding to the appeal of this beautiful home.

The third bedroom and fourth bedroom have en suite shower rooms with low level WC, wash hand basin and independent shower unit with glass door, while bedroom two and bedroom five share access to the family bathroom. All also have built-in wardrobes.

The luxury tiled family bathroom has a white suite with Villeroy & Boch fittings incorporating a panelled bath with central mixer tap and shower attachment, a low level WC, a wash hand basin and independent shower unit with glass door.

The electric-gated driveway to this stunning new family home provides off-road parking for several cars and leads to the double garage with twin an up-and-over doors. There is a camera intercom security system, and stylish fencing borders the driveway and the turf that stretches to the side of the home. On either side of the property are wooden fence panels and to the right is a side access gate that leads to the rear garden, which is fenced with 6ft high wood panels. There is a paved terrace, ideal for extended family gatherings and entertaining, while the garden is mainly laid to lawn with mature trees to the rear providing plenty of privacy and seclusion. A stylish and convenient addition to this stunning home is a timber outhouse with bifold doors, underfloor heating and air conditioning, currently utilised as a home gym but could also be an office.





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Total area: approx. 312.4 sq. metres (3362.5 sq. feet)

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 errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings. Plan produced using PlanUp.



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