



# An attractive family home with stunning views.

**The Old Rectory, Main Street, Stanford On Soar, Loughborough**

Freehold

**savills**







A wonderful detached family home • Offering versatile living accommodation • Inviting reception hall • Generous sitting room • Home office / family room • Open plan living / dining kitchen • Four double bedrooms, two en suites & bathroom • Sought after village location • Generous landscaped grounds • Stunning views

#### Local Information

Stanford on Soar is a small historic hamlet on the fringes of the Stanford Hall Estate. It nestles approximately two miles to the north of Loughborough town centre and enjoys a Village Parish Church.

All of Loughborough's excellent local amenities contained therein can be accessed both quickly and easily including shops catering for day to day needs, schools of all grades including Loughborough's renowned endowed schools, recreational amenities, centres of employment and frequent public transport services.

The beautiful Charnwood Forest is across to the south and west whilst the rolling Normanton Hills project towards Nottingham. Stanford Hall is just a mile away, Loughborough Mainline Train Station 1.3 miles / Leicester 13 miles / Nottingham 14 miles / M1 (J22) 9 miles / M1 (J24) 8 miles / East midlands airport 9 miles.

#### About this property

The property has been extended and remodelled throughout under the guidance of the current owners. It now offers versatile living accommodation over two storeys.

Ground Floor - Feature front entrance door opening through to:

Reception Hall, tiled floor, double glazed window to the side elevation and a feature oak open tread staircase leading to the first floor.

Double doors leading off to: Sitting Room, a dual aspect room with full height double glazed windows to the front elevation, bi-fold doors to the side elevation, wall light points, radiator, wall mounted electric fire and two feature built-in bookcases.

Downstairs Cloaks, low level WC, towel radiator, wall hung wash hand basin and tiled floor.

Study/family room, double glazed French doors to the side elevation and radiator.

Open plan living / dining kitchen, a magnificent room being the real hub of the household. Kitchen area, base and wall units with Silestone work surfaces with inset stainless steel sink unit, induction hob, electric oven, warming drawer, combination oven, integrated dishwasher and fridge, double glazed window to the front elevation, bi-fold doors to the rear patio area and opening through to: Dining / living area where there are further double glazed French doors leading to the side elevation.

Utility room with doors to both the front and rear elevations, tiled





floor, base and wall units with inset Belfast style sink unit and double glazed window to the side elevation, plumbing for washing machine and radiator.

First Floor - Galleried landing with double glazed windows to both the front and side elevations enjoying countryside views, a feature oak balustrade with inset glass and doors leading off to:

Principal bedroom with double glazed windows to both the front and rear elevations, two radiators, feature vaulted ceiling and bi-fold double glazed doors to the side leading out onto the generous balcony enjoying views over the open fields. Balcony with decked area. Walk-in wardrobe with full height hanging.

En suite shower room, twin circular wash hand basins, wall hung WC, double width shower enclosure with rainfall shower head, towel radiator and tiled floor.

Bedroom 2, double glazed window to the side elevation, fitted wardrobes with sliding doors, radiator and double glazed French doors lead out onto balcony. En suite shower with double width shower enclosure, wall hung wash hand basin, low level WC, double glazed window to the side elevation, towel radiator and tiled floor.

Bedroom 3, double glazed window to the side elevation, radiator and access to roof void.

Bedroom 4, double glazed window to the side elevation,

radiator, fitted wardrobes with sliding doors.

Family bathroom, feature oval freestanding bath, wall hung wash hand basin, tiled floor, towel radiator, built-in cupboards with sliding doors, double glazed window to the side elevation and low level WC.

OUTSIDE - To the front the property is approached by twin remote controlled security gates leading onto the generous tarmacadam driveway providing hardstanding for numerous vehicles and further hardstanding for the likes of a motor home/caravan. Area laid mainly to lawn to the front with flower borders leading around to the side garden, again laid mainly to lawn with a generous full width sun terrace/patio area with pagoda above, in turn leading round to the rear garden again laid mainly to lawn and a second patio area, vegetable plot, a generous freestanding greenhouse and useful further outbuilding currently used as a gymnasium/outdoor office. Viewing is vital to appreciate the unique village position with views all around.

**Tenure**  
Freehold

**Energy Performance**  
EPC Rating = E

**Viewing**  
All viewings will be accompanied and are strictly by prior arrangement through Savills Nottingham Office.  
Telephone:  
+44 (0) 115 934 8020.







Main Street, Stanford On Soar, Loughborough, LE12  
Gross Internal Area 2731 sq ft, 253.7 m²

Clare Bingham  
Nottingham  
+44 (0) 115 934 8020  
cbingham@savills.com

 |  savills | savills.co.uk



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8447410/MKB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210514IAMT

