

THE PADDOCKS, SIX HILLS

OFFERS OVER: £ 850,000



The Paddocks is nestled in the rolling countryside of Six Hills, Leicestershire, this individually styled equestrian residence offers a rare blend of character, functionality, and lifestyle. Built in 2004 with a distinctive barn-conversion aesthetic, the property spans over 5.74 acres and features formal gardens, well-maintained paddocks, a floodlit manege, and a comprehensive equestrian setup with eight stables and a spacious tack room — presenting an exceptional turnkey opportunity for the discerning equestrian buyer.





Accommodation That Adapts To Your Lifestyle
Step through hardwood double doors into an elegant entrance hall laid with flagstone flooring. The expansive layout is tailored for both family life and entertaining, boasting a beautifully appointed open-plan dining kitchen with Star Galaxy granite worktops, AEG appliances, and a feature Ivory electric Aga, all framed by exposed brickwork and shuttered windows.

The ground floor also offers a study or bedroom, a versatile bedroom suite/sitting room with en-suite, utility room, and a living room featuring an inviting inglenook fireplace with wood-burning stove, oak mantel, and dual French doors framing open country views.











Upstairs, a dramatic cathedral-ceiling principal suite is enhanced by exposed trusses, French doors to a Juliet balcony, and a luxurious Jack & Jill bathroom complete with claw-foot tub and walk-in shower. Two additional bedrooms, one with en-suite, complete the first-floor accommodation.

Set behind the main residence, the property boasts an exceptional equestrian setup, thoughtfully designed for both professional and private use. The facilities include four substantial brick-built stables fitted with premium Scotts of Thrapston stable doors, alongside power, lighting, and water. A well-equipped tack room offers a WC, Belfast sink, laundry provisions, and secure storage.













Additionally, four timber stables provide ideal accommodation for foaling or larger horses. A floodlit sand and PVC manege ensures year-round training capabilities, while multiple professionally fenced turnout paddocks — including three designated winter paddocks and holding pens — offer excellent grazing and rotation options. Ample vehicle access and hardstanding complete the setup, making this a truly comprehensive and convenient equestrian environment.

Gardens & Grounds

Set behind a gated shared driveway, the property enjoys a double garage, ample parking for five vehicles, and mature formal gardens bordered by picket fencing. The grounds wrap around the house with lawned areas and mature trees offering privacy and a tranquil outlook.

















Perfectly placed for rural living with modern convenience, the property enjoys excellent access to the A46, offering swift connections to Leicester, Nottingham, Loughborough, and Melton Mowbray. It also lies within easy reach of renowned schooling options, including Ratcliffe College and Loughborough Endowed Schools, with local bus services available. For equestrian enthusiasts, the property is ideally located just minutes from Aylesford Equine X-Country, one of the region's premier competition and training centres, as well as a network of local bridleways and countryside riding routes.















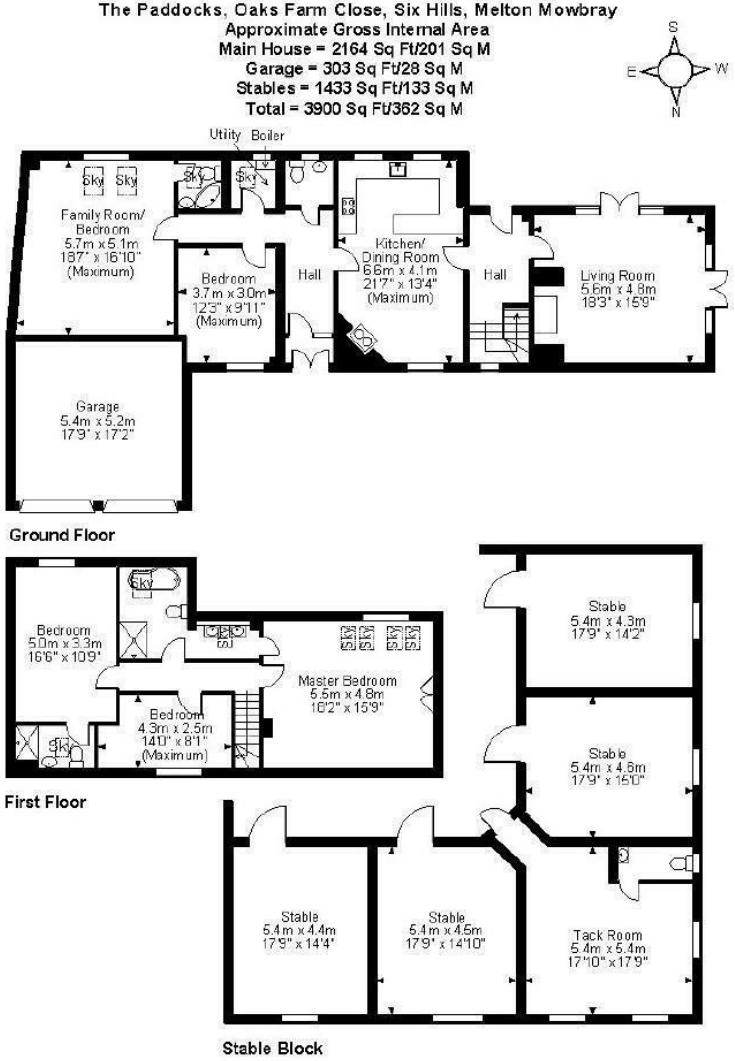







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PLOT PLAN FOR ILLUSTRATIVE PURPOSES ONLY

The Paddocks, Oaks Farm Close, Six Hills, Melton Mowbray
Approximate Gross Internal Area
Main House = 2164 Sq Ft/201 Sq M
Garage = 303 Sq Ft/28 Sq M
Stables = 1433 Sq Ft/133 Sq M
Total = 3900 Sq Ft/362 Sq M

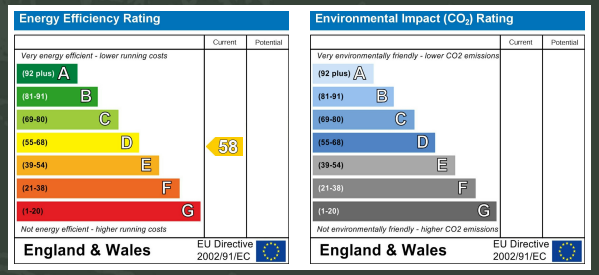


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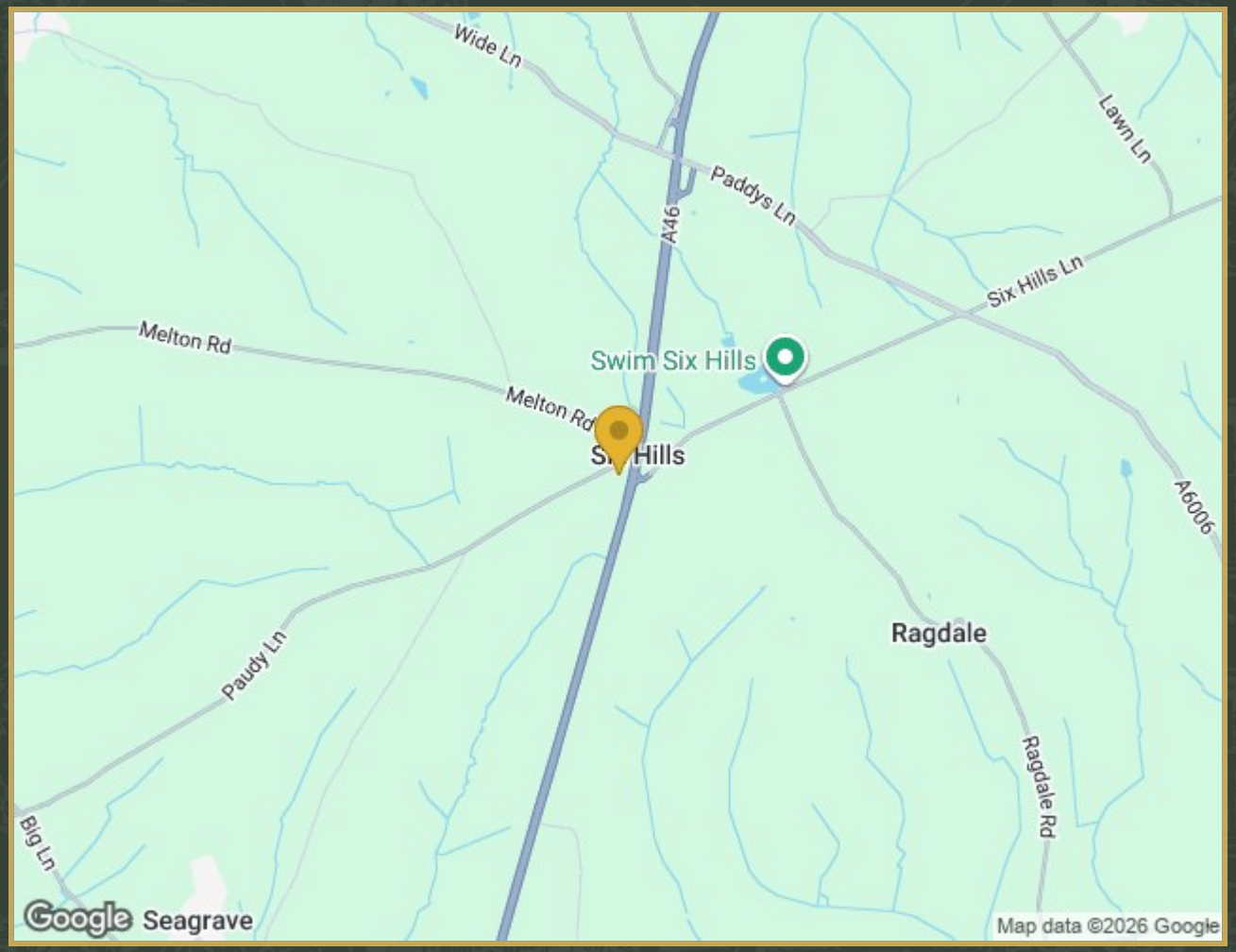
KEY FEATURES:

- Stylish barn-conversion home with flexible four-bedroom layout
- 5.74 acres with formal gardens, paddocks, and countryside views
- Eight stables (four brick, four timber) plus fully equipped tack room
- Floodlit sand and PVC manege for year-round use
- Open-plan kitchen with Aga and granite worktops
- Vaulted principal suite with Juliet balcony and luxury bathroom
- Ample parking, double garage, and horsebox access
- Close to Aylesford XC, bridleways, top schools, and A46 links





Property Location



The Paddocks, 2 Oaks Farm Close, Six Hills, LE14 3PH