

NO.9 THE WILLOWS, BURTON ON THE WOLDS

GUIDE PRICE: £850,000



Occupying one of the finest positions within this exclusive village development, No.9 The Willows enjoys uninterrupted countryside views, beautifully landscaped wrap-around gardens and exceptional family living space. Extended and thoughtfully improved, the property offers four double bedrooms, a stunning open-plan kitchen, detached garden room and a principal suite with private balcony overlooking the surrounding landscape.





The Setting

Some homes are defined by their architecture. Others by their location.

At No.9 The Willows, it is the relationship between the two that makes it so special.

Occupying a privileged position on the edge of this exclusive village development, the property looks directly across open countryside, with mature gardens and established trees creating a remarkable sense of privacy. Beyond the rear boundary, uninterrupted views stretch across the rolling Leicestershire landscape, providing an ever-changing backdrop throughout the seasons.

Thoughtfully extended and continuously improved by the current owners, the home has evolved to embrace its surroundings, creating a family residence where indoor and outdoor living exist in perfect balance.

Looking Out

Much of life at No.9 The Willows revolves around the view.











Positioned at the rear of the property, the impressive kitchen and family space has been designed to maximise its connection with the surrounding landscape. A substantial central island anchors the room, while oak bi-fold doors open directly onto the garden, framing uninterrupted countryside views beyond.

Finished with shaker-style cabinetry, granite worktops and a range of integrated appliances, the kitchen effortlessly combines practicality with sociability. Generous dining and seating areas ensure the space works equally well for everyday family life and entertaining.

Complementing the kitchen is a cosy sitting room centred around an open fireplace, together with a versatile games room, dedicated study, utility room and cloakroom.

Private Spaces











The first floor has been arranged to make the most of the property's elevated position.

The principal suite enjoys far-reaching countryside views through a dramatic picture window, creating a genuine sense of retreat. A walk-in wardrobe, contemporary en-suite shower room and private balcony complete the suite, offering a peaceful place to begin and end the day.

Three further double bedrooms are served by a beautifully appointed family bathroom featuring both a bath and separate shower.

Gardens

The gardens are every bit as impressive as the house itself.











Wrapping around the property and meticulously maintained, they have been carefully shaped to create a series of distinct outdoor spaces designed to take advantage of the sunshine, privacy and views. Manicured lawns, mature planting and multiple seating areas combine to create a setting that feels both established and wonderfully private.

Beyond the picket fence, open countryside stretches into the distance, reinforcing the home's unique connection to its surroundings.







The Garden Room

Positioned within the garden is a detached contemporary garden room providing valuable additional accommodation away from the main house.

Fully insulated and equipped with power, heating, Wi-Fi and integrated audio, it offers exceptional flexibility as a home office, studio, gym or entertaining space.

The Lifestyle

Homes with this combination of privacy, outlook and village convenience are becoming increasingly difficult to find.

For those seeking a family home connected to both the countryside and the community around it, No.9 The Willows represents a rare opportunity to enjoy one of Burton on the Wolds' most enviable settings.

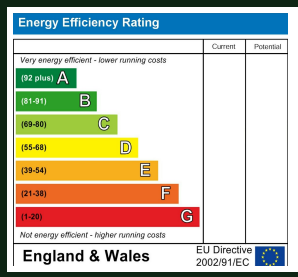


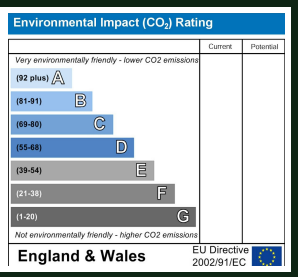
Key Features:

- Detached Family Home Occupying A Prime Village Edge Position
- Uninterrupted Countryside Views To The Rear
- Exceptional Open-Plan Kitchen & Family Living Space
- Four Double Bedrooms
- Principal Suite With Balcony, Dressing Area & En-Suite
- Sitting Room With Open Fireplace
- Games Room & Separate Study
- Detached Garden Room / Home Office
- Driveway Parking & Integral Garage
- Short Walk To The Village Primary School

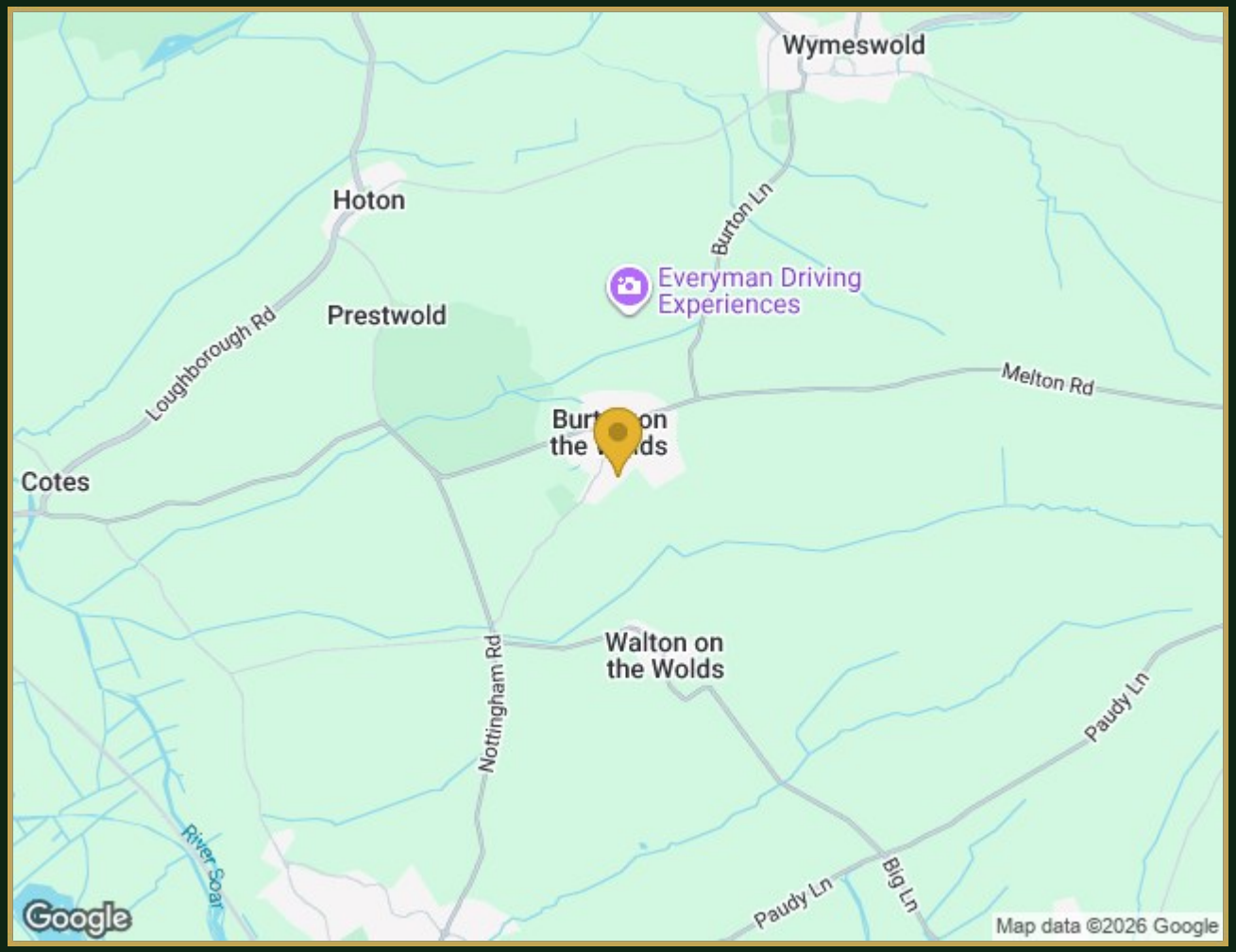
REZIDE

4 2 2 2404.00 sq ft





Property Location



9 The Willows, Burton-On-The-Wolds, Loughborough, LE12 5AP