



BY DESIGN



Moorlands
South Kilworth

Exceptional Five-Bed Modern Family Home with Annexe & Country Views

Discover this exceptional, five bedroom modern detached family home, offering approximately 4,000 sq ft of luxurious living. Featuring a striking open-plan layout, a separate one-bedroom annexe, all set within half an acre with countryside views, it's perfect for contemporary family life.

With convenient access to local amenities, reputable schools, and excellent transport links, including major road networks, this exceptional property represents a unique opportunity to acquire a truly outstanding family home that combines luxury and space with a prime location.

Moorlands, South Kilworth, Leicestershire







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Accommodation

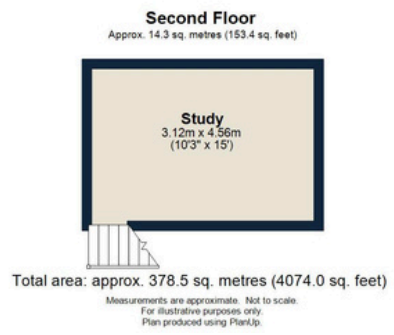
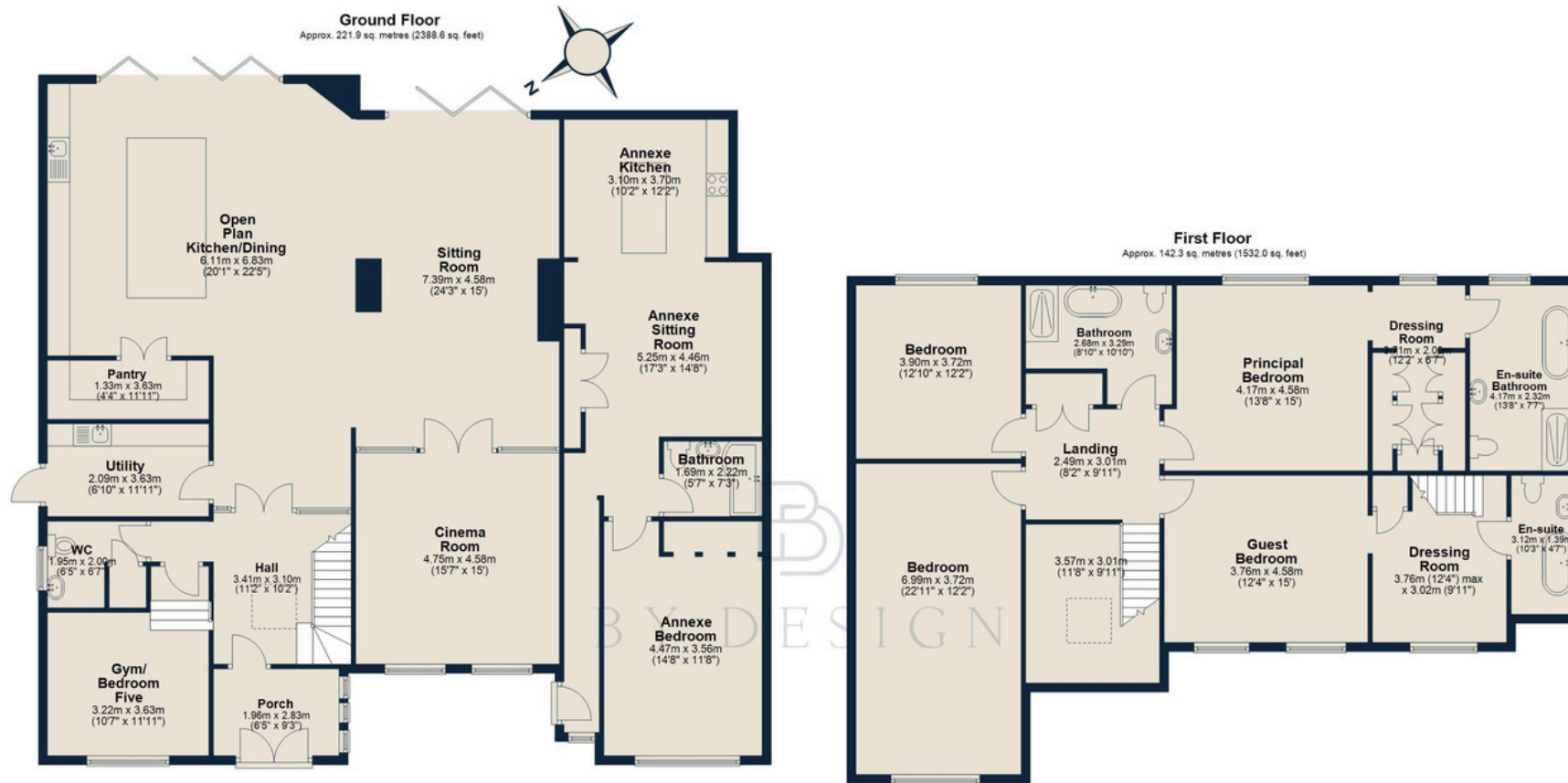
You are immediately struck by the property's impressive scale as you step into the hall, where thoughtful design with double height ceiling with skylight and Crittall-style doors maximise natural light and flow. The heart of this magnificent home is undoubtedly the striking, open-plan kitchen, dining, and living space. This expansive area is perfect for both everyday family life and entertaining, featuring high-quality finishes, integrated appliances, and ample room for various configurations. The seamless connection between these zones creates a truly social environment, ideal for modern lifestyles. The kitchen features an over-sized island with stone worksurfaces, while a hidden pantry, concealed within the bespoke cabinetry, combined with separate utility provide function as well as form.

Beyond the main living area, the ground floor offers further flexible reception spaces, providing three distinct areas in total. These can be adapted to suit individual needs, whether as formal lounges, a dedicated study, or children's playrooms. The property thoughtfully incorporates a dedicated gym, which could easily serve as a fifth double bedroom, offering flexibility for larger families or those requiring a home fitness suite. For entertainment, a dedicated cinema room provides the ultimate space for movie nights and immersive viewing experiences.

Ascending to the first floor, you will find four generously proportioned double bedrooms, each offering comfort and privacy. Two of these bedrooms benefit from well-appointed en-suite shower rooms, providing a touch of luxury and convenience. A stylish family bathroom serves the remaining bedrooms, featuring modern fixtures and fittings. The overall design ensures that every member of the household enjoys their own private sanctuary.

A significant advantage of this property is the separate one-bedroom annexe. This self-contained unit comprises an open-plan kitchen and living area, along with a separate bathroom, making it ideal for extended family, guests, or even as a potential income stream. Its independent access ensures privacy for both the main house occupants and the annexe residents.

Externally, the property truly shines. Set within approximately half an acre, the grounds offer ample space for outdoor enjoyment and recreation. The secure, electric gates provide both privacy and peace of mind, leading to extensive parking facilities for multiple vehicles. The rear garden, with its open countryside views, creates a serene backdrop, perfect for al fresco dining, gardening, or simply relaxing and enjoying the tranquil surroundings.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

What3Words: ///convinces.encoding.starred

Moorlands, South Kilworth, Leicestershire

About the area

The historic village of South Kilworth, is a thriving community, accessible from Leicester and Northampton and also the towns of Market Harborough and Lutterworth. With mainline rail links to London from Market Harborough and Rugby, and major roads, M1, M6 and A14 within easy reach, it has proven popular for commuters. The village itself features a well-regarded primary school, public house and recreational facilities, with Kilworth Springs golf course and Kilworth House Hotel and Theatre both nearby.



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International audience

local knowledge

