



REZIDE
GROUP

GUIDE PRICE £1,000,000

WATERSIDE HOUSE, THE QUAY, MOUNTSORREL



Waterside House is an exceptional residence in the exclusive gated Waterside development. The development is set on the banks of the River Soar in the highly sought after North Leicestershire village of Mountsorrel. This is the first time that this unique home has been offered for sale since it was constructed by renowned local developers Black Hawk back in 2010. Waterside House has been a much-loved family home for the current residents over the last decade, they have meticulously maintained the property and created a stunning riverside oasis in the form of a beautifully landscaped rear garden which still retains the natural feeling of its 80-foot river frontage with fishing and mooring rights.





This energy efficient home has an air source heat pump and underfloor heating to the ground floor. Waterside house is the waterside house of your dreams with everything you could ask for in a modern family residence with a real charm and character of an older residence.

Approaching Waterside house via the private driveway on the exclusive gated Waterside development, you will instantly notice Waterside House due to its imposing presence and kerb appeal. Steps lead up to the solid timber/ glazed front door which welcomes you into the entrance hallway. The hallway has tiled flooring, doors accessing downstairs W.C. with fitted storage cupboards, living kitchen, formal dining room, lounge and staircase rising to first floor. The lounge is located to the left of the property and benefits from timber flooring, windows to front, side and French doors to the rear. The windows and doors have bespoke timber plantation shutters. The lounge enjoys stunning riverside views to the side as well as views over the Quay at the front and garden at the rear. Across the hallway the living kitchen is fully equipped with contemporary wall and base level storage units with contrasting dark granite worksurfaces over. The kitchen island has a range of further storage units as well as power sockets for your convenience. The pantry cupboard also offers a further range of storage. The kitchen has a rangemaster with extractor unit over, a stainless-steel sink inset







into the worktop with extendable tap and draining grooves cut into the granite. There is an integrated dishwasher and space and plumbing for an American style fridge freezer. Conveniently the utility room is accessed from the kitchen, also fitted with a range of contemporary storage units, having integrated washing machine and dryer as well as inset stainless steel sink. There is a window to the rear and utility door leading out onto the rear garden. French doors from the Kitchen lead onto the formal dining room which is a lovely place to entertain family and friends, having a continuation of tiled flooring and having a window overlooking The Quay to the front.

The first floor landing has a window to the rear allowing natural light into the space. It has doors communicating to first floor accommodation and stairs rising to the second floor. The master bedroom spans the full depth of the property and has dual aspect windows to the front and rear with breath-taking views to either side. The ensuite shower room is located off the master bedroom and is fitted with a shower unit, low level flush W.C. and pedestal wash hand basin. There is a window to front and access to







storage cupboard within the ensuite. Across the landing you will find the family bathroom which serves the other two bedrooms on the first floor. The bathroom is equipped with a contemporary three-piece suite, including low level flush W.C., pedestal wash hand basin and p-shaped bath with curved shower screen and shower over. There are two generous bedrooms one of which located at the rear and has a range of fitted storage wardrobes. The other room is currently in use as a studio/ study and has a window overlooking the Quay at the front.

The staircase rises to the second floor where you will find two further bedrooms and a modern shower room. The fourth/ potential sixth bedroom have been cleverly converted into one large room. This is perfect for older children having a formal bedroom area with the further space being used as a study/ lounge area. This unique space enjoys triple aspect, having windows to the front and rear with stunning open views as well as Velux windows to the side elevation. The shower room is fitted with a low-level flush W.C., pedestal wash hand basin and corner shower unit as well as heated towel rail. The further



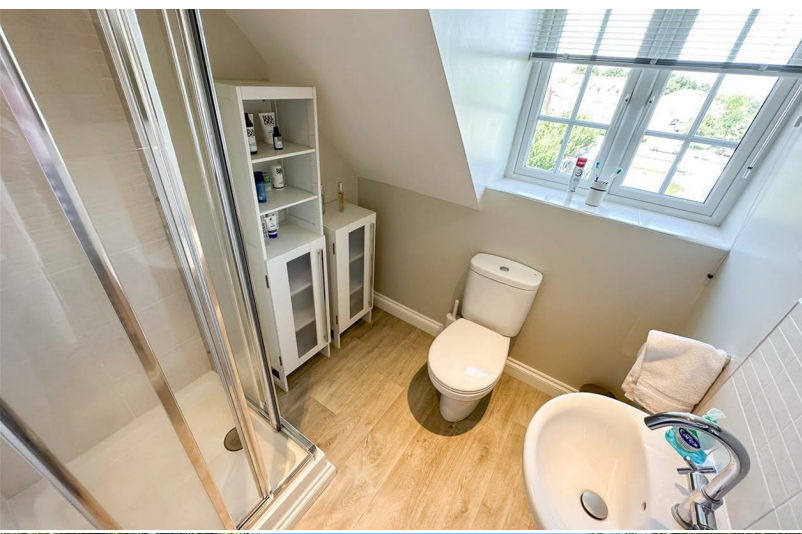


bedroom is also a double room, however, is currently in use as a study and has timber flooring, triple aspect windows to the front side and rear. The front and rear windows are attractive dormer windows which give the property a real character. The views from all three aspects are both unique and beautiful.

Waterside House sits at pride of place in the corner of the Waterside Development. It enjoys views over the Quay to the front and has generous gardens to the rear and side with an approximate 80ft river frontage onto the River Soar. The gardens have been beautifully landscaped with laid lawn and mature shrubs and trees dotted throughout the borders and riverbank. The main entertaining space is in the form of a generous patio area with retaining wall and steps leading down onto the lawn area. The river bank could be an ideal place to house a large riverboat or cruiser. The bank is the perfect place to sit and fish or just watch the world go by. There is a generous driveway allowing parking for multiple vehicles behind electric wrought iron gates. There is access to the generous detached double garage with automated timber doors. There is light and power in the garage as well as storage space in the eaves. Overall Waterside House offers the perfect waterside setting for you and your family.



The Waterside Development is an exclusive residential project by Black Hawk that offers breathtaking







rural views and an exquisite riverside location. Drawing inspiration from Norfolk fishing villages and incorporating Dutch architectural styles, this development comprises a charming mix of 45 houses and cottages. The community is diligently maintained and managed for the convenience and enjoyment of its residents (recent annual service charge: £764). Residents also have access to an attractive marina with moorings available (subject to annual mooring charges) and can take advantage of the open green areas within the development.





Situated in the thriving village of Mountsorrel, Waterside House is conveniently located within a short walking distance to a wide range of amenities. These include a Waitrose supermarket, Stonehurst Farm with its café, shop and the renowned John's House Michelin-starred restaurant. Residents can also enjoy the pleasant ambience of local pubs such as The Swan Inn, featuring a riverside garden, the Sorrel Fox with its selection of Charnwood Brewery beers, and The Waterside Inn with its picturesque riverside setting. For culinary delights, the village offers the highly popular Rustic Kitchen and Deli, an award-winning Indian restaurant, and various takeaway options. Additionally, there are several local shops, hairdressers, a post office, and a leisure centre, providing convenient amenities for daily life.



Winton's House

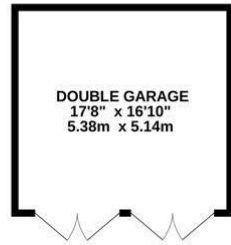
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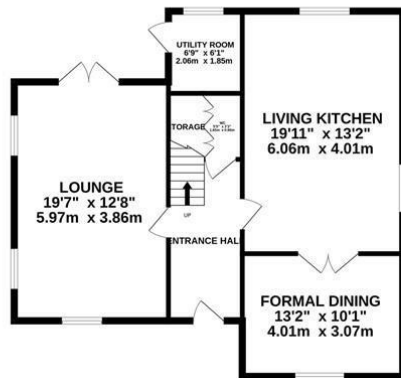
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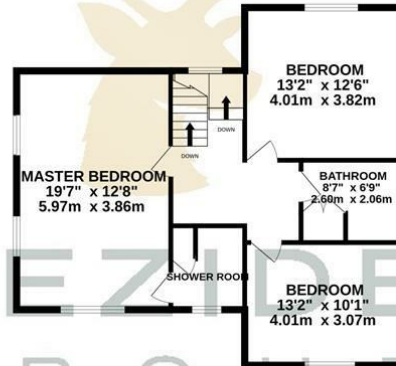
PLOT PLAN FOR GUIDANCE ONLY



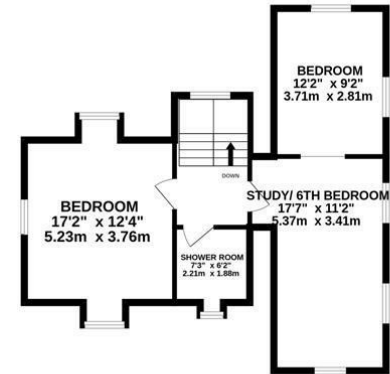
GROUND FLOOR
1095 sq.ft. (101.7 sq.m.) approx.



1ST FLOOR
753 sq.ft. (70.0 sq.m.) approx.



2ND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 2418 sq.ft. (224.7 sq.m.) approx.

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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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