



GUIDE PRICE £650,000
THE PASTURES, BARROW UPON SOAR,



REZIDE
GROUP



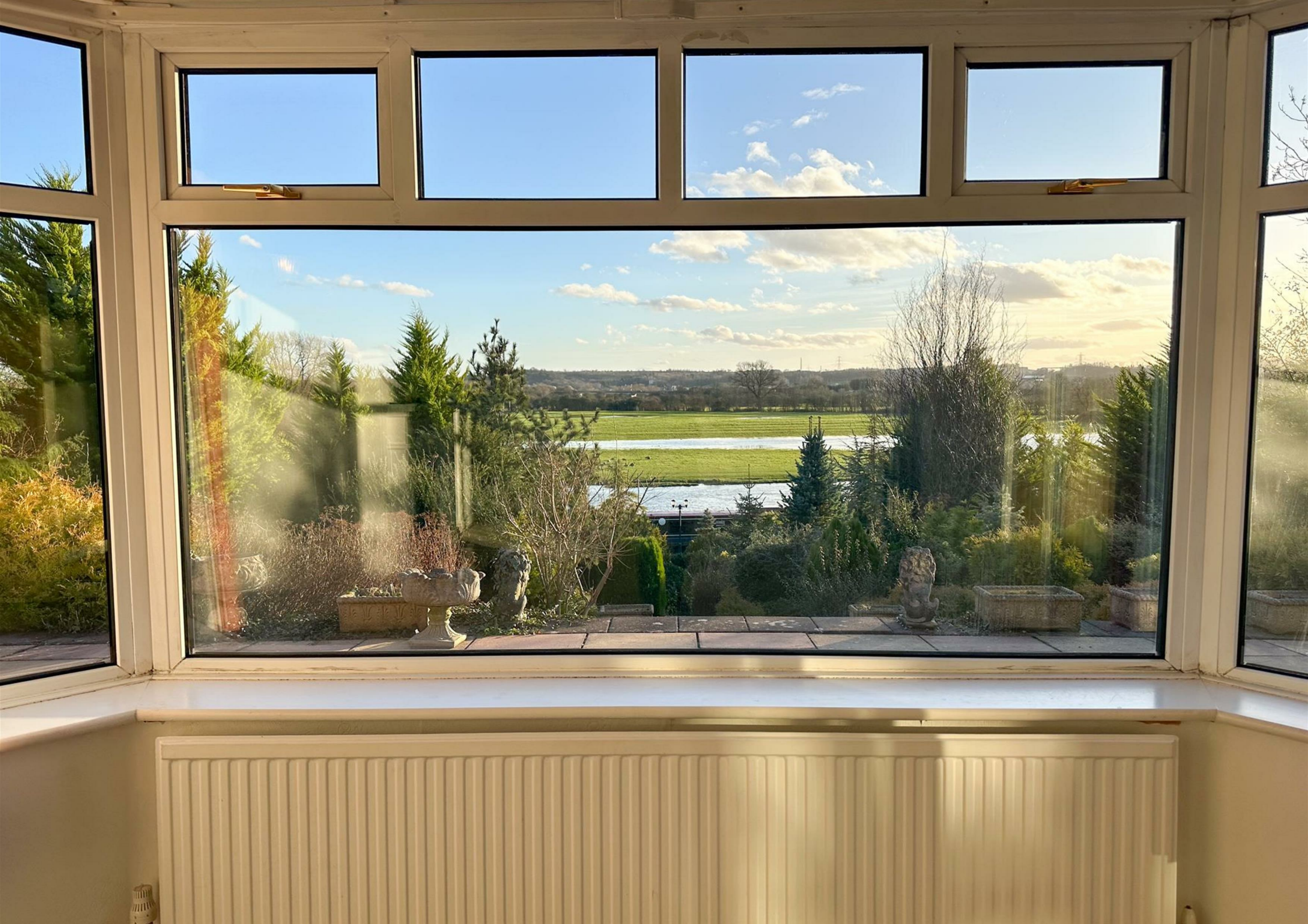
Welcome to The Pastures, where we are delighted to introduce you to a magnificent waterside residence nestled on the outskirts of the highly coveted village of Barrow Upon Soar. NO CHAIN. This exquisite three-bedroom detached bungalow is a sanctuary of luxury, boasting a privileged location on the banks of the River Soar, complete with an approximate 80ft mooring. Set amidst serene surroundings, this remarkable home presents an unparalleled lifestyle opportunity for those drawn to the allure of waterside living.



Positioned at the base of a private driveway, this property epitomises the perfect blend of opulent living, panoramic vistas, and convenient river access. A rare gem in a sought-after locale, this residence promises a slice of riverfront paradise that is not to be missed.

Upon arrival, a grand and welcoming hallway beckons, guiding you to the heart of this bungalow's living spaces. Designed to embrace natural light, the property exudes a sense of airiness and warmth throughout. The lounge stands out as a highlight, offering a cozy retreat with a commanding bay window framing the rear garden and mesmerising open views stretching as far as the eye can see. French doors seamlessly connect the lounge to the formal dining room, a bright and inviting space adorned with a ceiling light







pendant and sliding patio doors leading to the sun lounge at the rear. Bathed in sunlight, the sun lounge provides a serene haven and offers access to both the formal lounge and the patio, blurring the lines between indoor comfort and outdoor splendour.

The kitchen is a culinary haven, equipped with modern amenities including an eye-level oven, induction hob, and integrated fridge freezer. Adorned with timber units and stone countertops, the kitchen boasts a picturesque window overlooking the River Soar and distant fields. Ample storage and a breakfast bar enhance its functionality, catering to both cooking enthusiasts and avid entertainers. A separate utility room, housing the washing machine, dryer, and Worcester Bosch GCH boiler, adds convenience to daily routines.







Additionally, a versatile reception room, currently utilised as a formal study, offers flexibility to accommodate individual preferences.

The bungalow comprises three generously proportioned bedrooms, each bathed in natural light and offering ample storage. The master bedroom exudes sophistication, featuring a spacious ensuite bathroom and picturesque river views. Tastefully appointed with floor-to-ceiling tiling, a corner bath unit, vanity wash hand basin, and low-level flush W.C., the ensuite epitomises luxury. Two additional bedrooms boast built-in storage, while the third bedroom offers flexibility for personalisation. The family bathroom, situated conveniently

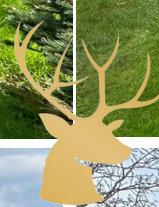




near the double bedrooms, showcases floor-to-ceiling tiling, a fitted panel bath with shower over, pedestal wash hand basin, and low-level flush W.C.

Nestled on a generous plot, the property is enveloped by meticulously landscaped gardens, offering ample space to bask in the tranquility and natural splendour of the river. Outside, the allure continues with a meticulously manicured garden leading directly to the mooring. Whether indulging in fishing, boating, or simply soaking up the sun, the expansive outdoor space provides an idyllic retreat. The 80ft mooring presents an irresistible opportunity for water sports enthusiasts to dock their boat and embark on adventures along the River Soar.





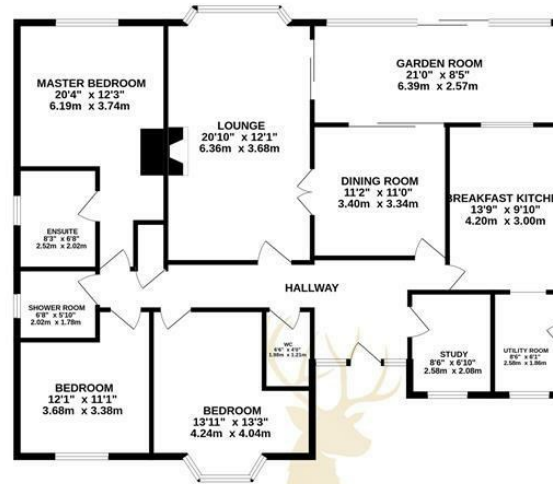




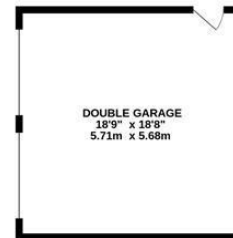


PLOT PLAN FOR GUIDANCE ONLY

GROUND FLOOR
1845 sq.ft. (171.4 sq.m.) approx.



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TOTAL FLOOR AREA: 1845 sq.ft. (171.4 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 misstatement. 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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