

A large, stylized graphic in shades of blue dominates the background. It features a sun with rays on the left and a large, curved shape resembling a cloud or a stylized 'S' on the right. The sun has a solid circular center and several thick, radiating lines. The cloud-like shape is composed of multiple concentric, curved bands.

St Giles Court
BARLESTONE

An exclusive selection of 4 bedroom detached homes

MÜLLER



‘Our attention to detail is paramount’

A new Muller property is synonymous with quality and craftsmanship and testimony to our dedication and excellence in design and construction. All good reasons why when it comes to prestigious residential developments the Muller name is now one of the most well established regional brands.

Elegant in design and built with the best materials and attention to detail that shuns compromise – you will find all of this at St Giles Court, Muller’s superb development in Barlestone, ideally located in the Leicestershire countryside yet within easy reach of

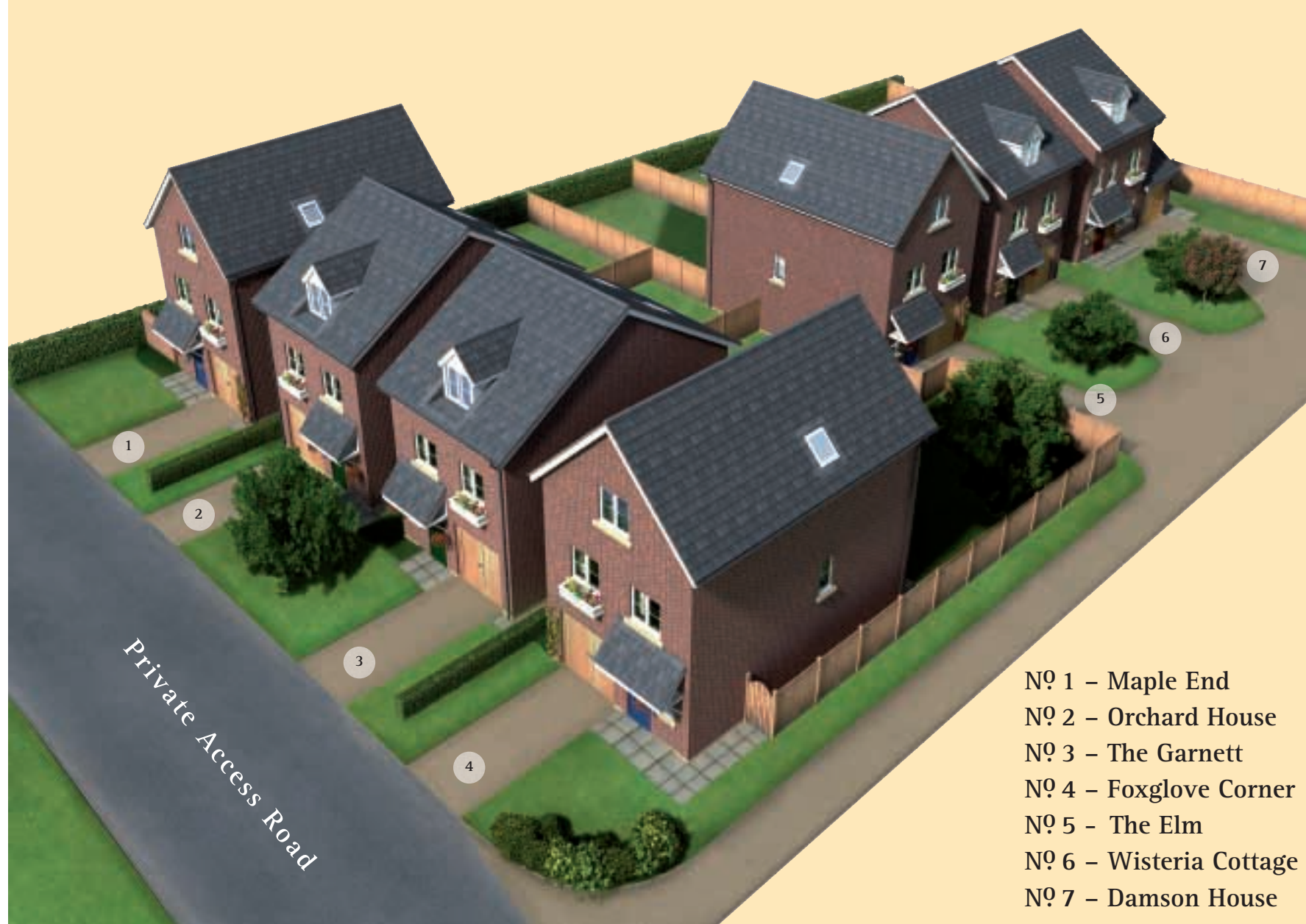
Leicester, Coventry and Tamworth.

The attractive small village of Barlestone is set in the heart of the beautiful shire county of Leicestershire about 11 miles from the county town of Leicester adjoining the pretty market town of Market Bosworth. The village provides all the amenities of a thriving community including a selection of shops, restaurant and public houses, dental practice and doctors surgery.

One of the great virtues of the village is its access to both the Motorway network and main line train

services. Within easy reach are three of the countries major motorways – The M1, M6 and M42 whilst Nuneaton and Leicester stations both provide direct inter city links to London

The village boasts an excellent coeducational primary school – Barlestone Church of England Primary School that received excellent recent Ofsted reports. For 11-18 year old pupils Market Bosworth High School provides education to the highest standards.



A select development of just seven high quality 4 bedroom detached homes

In the centre of Barlestone village positioned in a quiet secluded setting is the unique development that is St Giles Court. Comprising of just seven four bedroom detached homes the properties offer the optimum in living accommodation across three floors.

All homes are superbly laid out and are individually tailored to high quality specifications, incorporating fully fitted kitchens featuring a range of integral appliances. Each of these family homes benefits from

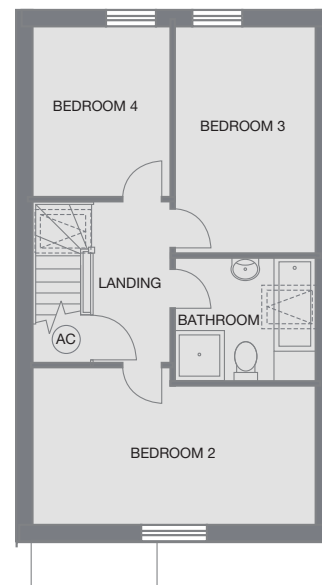
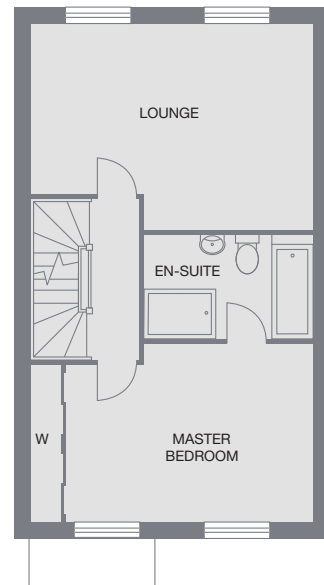
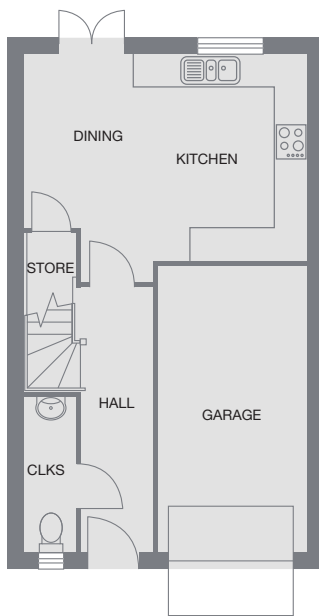
an en-suite bathroom to the master bedroom plus a family bathroom with bath and separate shower.

Precise attention to detail is a continuing theme throughout every Muller home and is reflected at St Giles Court in the standard of window fittings, door furniture, cabinetwork and carpentry. Standards that will satisfy the demands of the most exacting home buyer.



Maple End · Foxglove Corner · The Elm

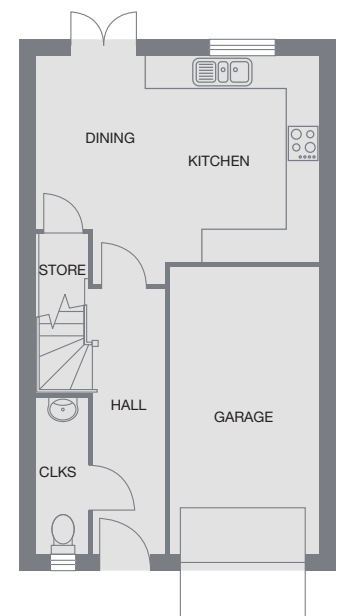
Orchard House · The Garden



Ground Floor

First Floor

Second Floor



Ground Floor

First Floor

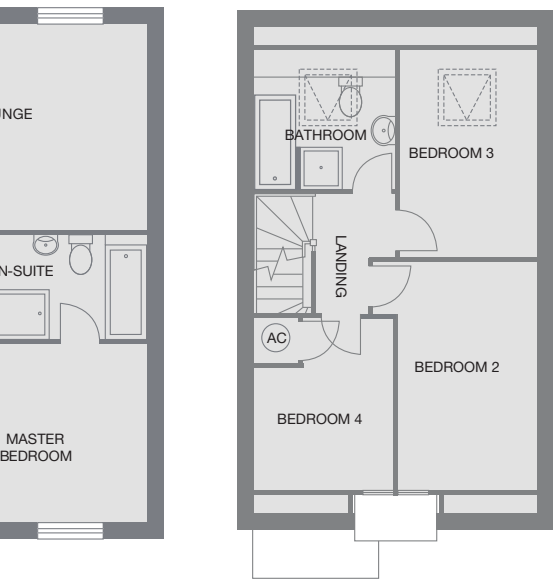
Kitchen/Dining Room	5.18m x 3.78m	(17' x 12' 5")
Lounge	5.18m x 3.81m	(17' x 12' 6")
Master Bedroom	4.52m x 3.25m	(14' 10" x 10' 8")
Bedroom 2	5.18m x 2.54m	(17' x 8' 4")
Bedroom 3	4.16m x 2.56m	(13' 8" x 8' 5")
Bedroom 4	3.12m x 2.52m	(10' 3" x 8' 3")

Kitchen/Dining Room	5.18m x 3.78m	(17' x 12' 5")
Lounge	5.18m x 3.81m	(17' x 12' 6")
Master Bedroom	4.52m x 3.25m	(14' 10" x 10' 8")
Bedroom 2	5.18m x 2.54m	(17' x 8' 4")
Bedroom 3	4.16m x 2.56m	(13' 8" x 8' 5")
Bedroom 4	3.12m x 2.52m	(10' 3" x 8' 3")



arnett · Wisteria Cottage

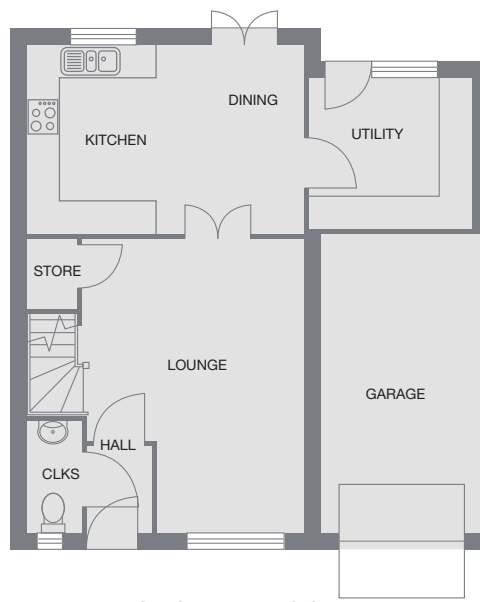
Damson House



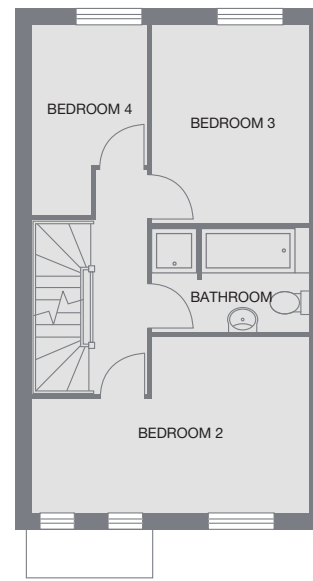
First Floor

Second Floor

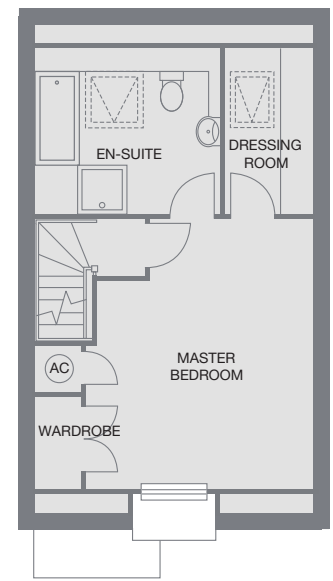
3.8m x 3.78m (12' 6" x 12' 5")
 3.8m x 3.78m (12' 6" x 12' 5")
 3.2m x 3.05m (10' 6" x 10' 0")
 2.56m x 2.56m (8' 5" x 8' 5")
 2.52m x 2.52m (8' 3" x 8' 3")
 2.21m x 2.21m (7' 3" x 7' 3")



Ground Floor



First Floor



Second Floor

Kitchen/Dining Room 3.45m x 5.06m (11' 4" x 16' 7")
 Utility 2.77m x 2.97m (9' 1" x 9' 9")
 Lounge 3.96m x 5.36m (13' 0" x 17' 7")
 Bedroom 2 3.05m x 5.06m (10' 0" x 16' 7")
 Bedroom 3 2.87m x 3.61m (9' 5" x 11' 10")
 Bedroom 4 2.08m x 3.48m (6' 10" x 11' 5")
 Master Bedroom 2.97m x 4.16m (9' 9" x 13' 8")



the Specification

Kitchen

- Choice of quality kitchen units and work surfaces from a pre-selected range
- Stainless steel electric oven with gas hob and brushed steel extract canopy
- Stainless steel 1½ bowl sink and drainer with chrome mixer tap
- Free standing dishwasher
- Integrated fridge/freezer
- Plumbing for washing machine
- Ceramic tiled or laminate flooring from a pre-selected range
- Ceiling track lights
- Choice of wall tiling over work surfaces from a pre-selected range

Utility Room (Danson House only)

- Quality units and work surface
- Single bowl sink and drainer with chrome mixer tap
- Ceramic tiled or laminate flooring from a pre-selected range
- Choice of wall tiling over work surfaces from a pre-selected range

Reception Rooms

- Coving to drawing room, hall, landing and master bedroom
- Choice of feature fireplace to drawing room

Master En-suite Bathroom

- Bathroom suite including bath, separate shower with glazed door, wash hand basins and low level w.c.
- Bath/shower mixer tap in chrome
- Thermostatically controlled shower valve
- Basin mixer tap in chrome
- Shaver point
- Heated towel rail
- Choice of wall tiling to pre-selected areas
- Ceiling track light

Family Bathroom

- Bathroom suite including bath, basin and low level w.c.
- Separate shower enclosure with glazed screen and pivot door, and thermostatically controlled shower valve
- Basin mixer tap in chrome
- Shaver point
- Heated towel rail
- Choice of wall tiling to selected areas

General

- Internal doors with chrome door furniture
- Gas fired boiler
- Mains pressurised hot and cold water and central heating system
- Insulated cavity walls

- 200mm insulated roof space
- Plaster skimmed ceilings
- Smoke and heat detectors
- Wired for satellite installation and DAB digital radio in drawing room, master bedroom and kitchen/dining area
- Built in wardrobes to master bedroom
- TV points to drawing room, study, family room and all bedrooms
- Telephone points to drawing room, dining room and master bedroom
- Standard emulsion colour from Crown product range to internal walls (single colour throughout)
- All internal woodwork completed in Crown white gloss finish
- All properties are covered by the NHBC 10 year building warranty insurance scheme
- Feature staircase with turned newel posts and balustrades

External

- Traditionally built in brick, block, and timber construction
- Double glazed windows and French casement doors
- Weather stripped doors and windows
- External cold water taps
- Power and light to garage
- Chrome door knocker and letter plate to front door

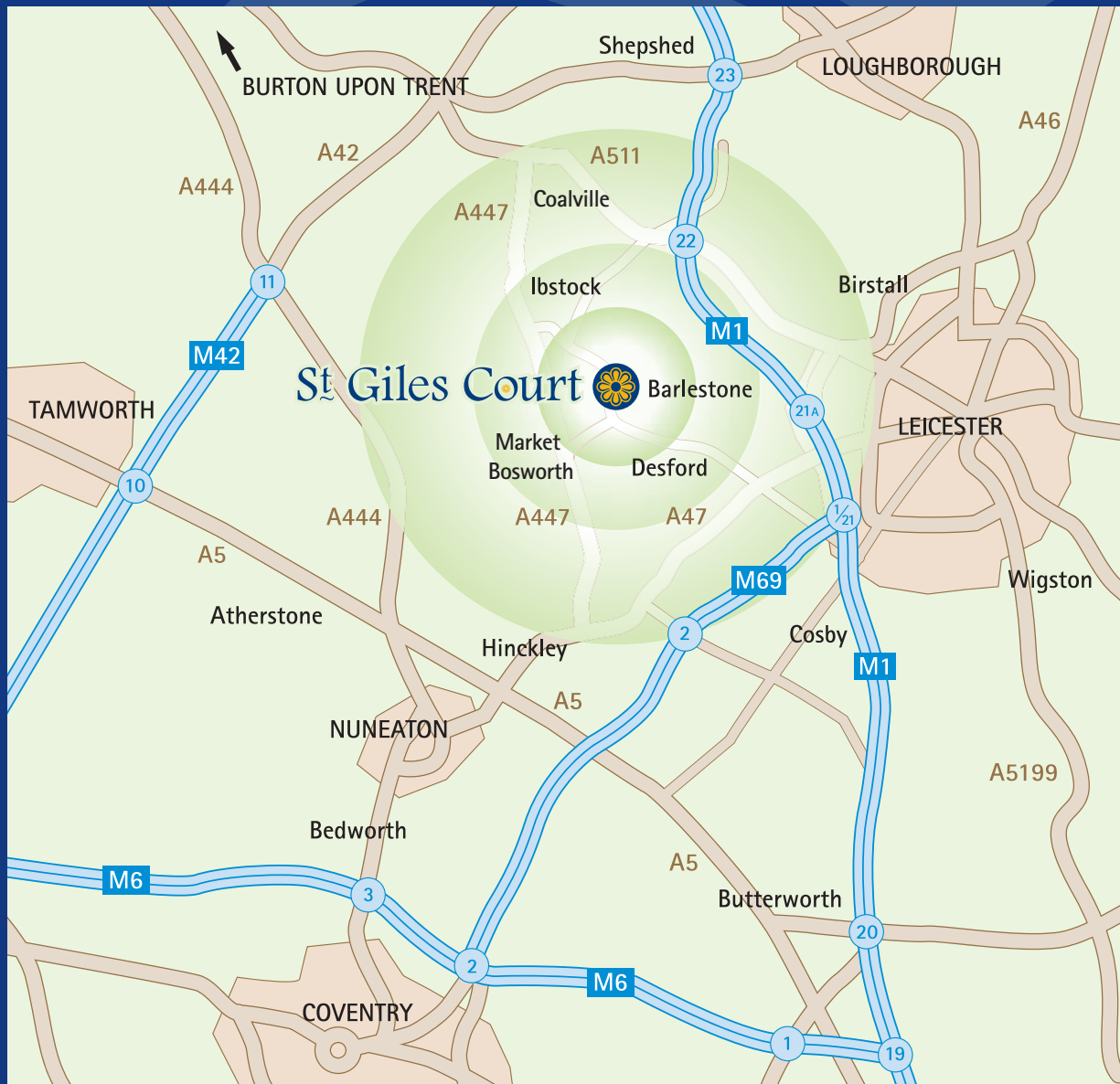
- Turfed front garden
- External feature lantern to front door
- Private driveways finished in block paviments
- Paths and patios finished in buff flagstones
- Privacy fence between all paths completed in pre-treated boarded panels and post and rail fence to rear gardens

Security

- Multi point locking system to all external doors
- Multi locking windows and French doors
- Five lever mortice locks to front and rear doors







DIRECTIONS

Travelling north or south on the A447 Coalville to Hinkley route, exit the A447 signposted Barlestone onto Barton Road. Proceed for approximately a half mile toward the village, turn immediately left into the private access road opposite the school. Proceed 50m and St Giles Court is on the left.

St Giles Court Barlestone CV13 0EP

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