



Smiths  
your property experts



# Hillside Close

Ragdale

- Spacious and mature detached family home
- Sought-after and pretty village location
- Beautiful views of open countryside
- Grounds extending to approximately 0.4 acres
- Four double bedrooms and two bathrooms
- Five reception rooms
- Private driveway and a double garage
- Formal gardens leading to private paddock land

## General Description

Smiths Property Experts offer to the market a mature and spacious family home on grounds extending to approximately 0.4 acres with South West facing rear gardens and views of beautiful open countryside.

Situated in the picturesque and highly regarded Leicestershire village of Ragdale and within easy reach of the locally revered Ragdale Hall Spa, the property offers a floor area measuring approximately 2,342 square feet (excluding garaging).









## The Property

Internally, the property was constructed to a high specification. Presented in very good order throughout and laid over two floors, expect to find no less than five reception rooms, including a dining room, a family room, a sitting room with a vaulted ceiling, a kitchen/breakfast room, and a study. A spacious entrance hall provides access to a downstairs cloakroom and stairs to the first floor. There is also a useful utility room with direct access outside to the rear.

Upstairs, the light landing leads to four double bedrooms. There is plentiful built-in storage, including generous wardrobes in all four bedrooms. There is a large family bathroom and an en-suite in the main bedroom. There is also an airing cupboard. Two of the bedrooms benefit from air conditioning.











## The Outside

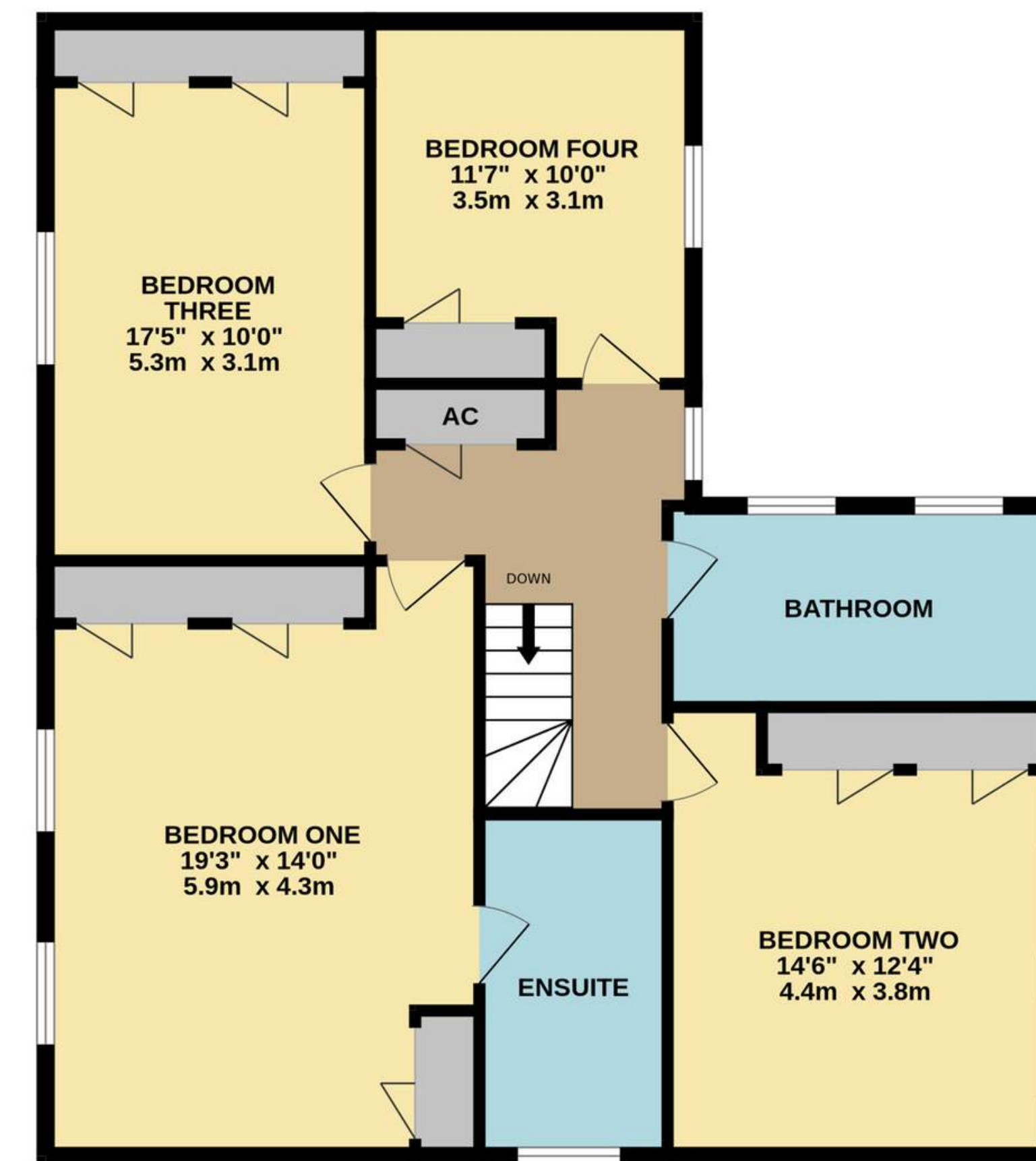
Built as one of five bespoke family homes around 1998, the property has been loved by the current owners from new. A private shared driveway leads in turn to each house, and a private block paved driveway to the front of the property provides off-road parking for numerous vehicles. There is a large double garage with electrically operable up and over doors and a courtyard to the side, ideal for a fuel store.

To the rear are beautiful lawned gardens with a wrap-around terrace to the immediate rear of the main house, giving superb views across privately owned paddocks and open countryside beyond. The paddocks are owned by three properties, and this property boasts the middle paddock that has been mowed to lawn for over 20 years. To the rear of the paddock area is a fenced wildlife habitat. Leading down to a stream, the current owners witness beautiful wildlife daily, including Muntjac.

## The Location

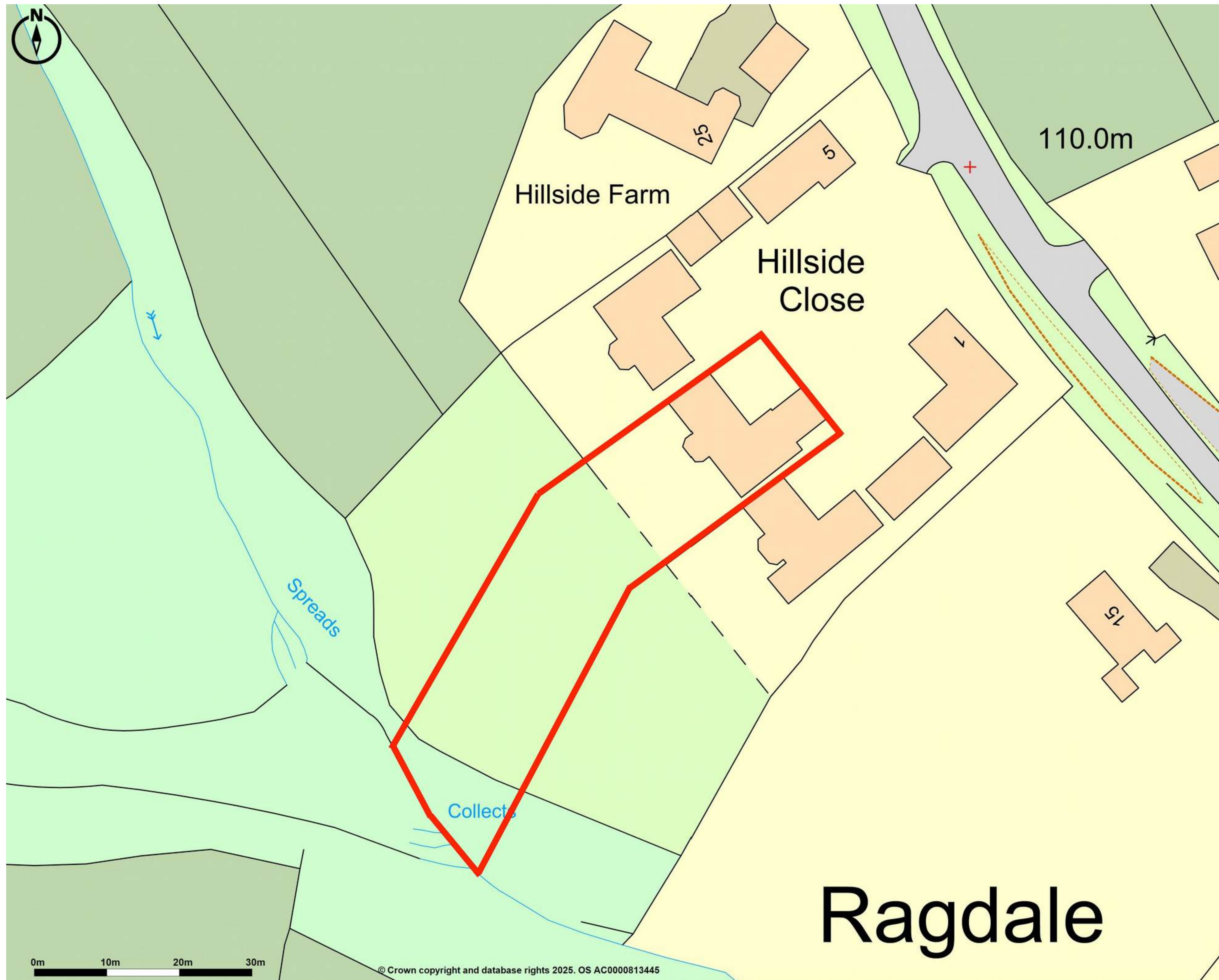
Ragdale is a pretty English village with excellent commuter access to Nottingham, Leicester, Loughborough, and Melton Mowbray. The nearby settlements of Hoby and Thrussington offer exceptional public houses, a village shop and good-quality village primary schools. Of note is the easy access to the independent Ratcliffe College.





TOTAL FLOOR AREA : 2635 sq.ft. (244.8 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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## Distances

Loughborough 9 miles, Leicester 13 miles, Nottingham 18 miles, and Melton Mowbray 8 miles.

Ragdale Hall Spa .9 miles, Ratcliffe College 7 miles, Loughborough Endowed Schools 10 miles, Loughborough Train Station 8 miles (Loughborough to London St Pancras from 1h 15m), and East Midlands Airport 17 miles.

(distances and timings are approximate)

## Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: G.

Local Authority: Melton Borough Council.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.



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