



SHEPHERD & WHITE

SALES & LETTINGS

PEOPLE
PROPERTY
PLACES
POSSIBILITIES

VANDERMERE

MAIN STREET, RAGDALE, LE14 3PG



More than just a property... It's the journey home.



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www.shepherdandwhite.co.uk



ONE HOME. ONE AGENT. ONE POINT OF CONTACT.



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THE JOURNEY HOME

VANDERMERE | MAIN STREET, RAGDALE, LE14 3PG

A much-loved home with huge potential.

Vandermere is a detached bungalow, set in a peaceful countryside village location on Main Street, Ragdale. Offered to the market for the first time since new, this is a rare opportunity to acquire a well-proportioned home with scope for modernisation and to create something truly special.

Extending to approximately 1,685 square feet (157 square metres), the accommodation includes a generous lounge/diner, kitchen with pantry, three bedrooms, a family bathroom and useful additional spaces. Set back from the road with a mature garden, garage and ample parking, Vandermere offers space, privacy and endless potential.



DETACHED
BUNGALOW
Generous
accommodation



SPACIOUS
LOUNGE/DINER
Ideal for family
life and entertaining



RENOVATION
POTENTIAL
An opportunity
to add value



PEACEFUL
VILLAGE SETTING
Ragdale,
Leicestershire

*More than just a property...
It's the journey home.*

*"Same owner. A lifetime of memories.
Now a new chapter awaits."*

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— ESTATE & LETTING AGENTS —
PROUDLY SERVING LEICESTERSHIRE

VANDERMERE

THE JOURNEY HOME

The land on which Vandermere stands has a remarkable history.

Our original title deeds trace the land to the historic Ragdale estate, owned by Caroline Shirley, heiress of the 7th Earl Ferrers, who inherited the local manors of Ragdale and Ratcliffe in 1837.

In 1837 Caroline married Don Lorenzo Sforza Cesarini, Duke Sforza — bringing together an English Leicestershire inheritance and one of Italy's most ancient aristocratic dynasties. Through this high-society marriage, the Sforza dynasty became the official owners of a large swathe of the Leicestershire countryside, including the land on which Vandermere is built.

*A piece of Leicestershire countryside —
with a story that reached all the way to Rome.*

CAROLINE SHIRLEY ♦ DUCHESS SFORZA CESARINI ♦ RAGDALE ♦ 1837

SFORZA
CESARINI

NOBILITAS
HISTORIA
AETERNA



VANDERMERE

HERITAGE
GARDENS
LEICESTERSHIRE

HISTORY ♦ HERITAGE ♦ HOME

THE JOURNEY HOME

VANDERMERE | MAIN STREET, RAGDALE, LE14 3PG

*More than just a property...
It's the journey home.*

A rare opportunity in a beautiful village setting.

Vandermere is a detached bungalow offering generous and versatile accommodation, extending to approximately 1,685 square feet (157 square metres), set in a peaceful countryside village location.

Built and cherished by the current owner since new, this much-loved home now offers a wonderful opportunity for a new owner to modernise and make it their own.

With a spacious lounge/diner, kitchen with pantry, three bedrooms, a family bathroom and useful additional spaces including a garage, coal store and multiple entrances, Vandermere provides excellent potential both inside and out.

Set in the heart of Ragdale, surrounded by open countryside, this is a home with space, privacy and endless possibilities.



TOTAL FLOOR AREA: 157 SQ METRES (1,685 SQ FEET APPROX.)



**GENEROUS
GARAGE**
With additional
coal store



**SPACIOUS
LOUNGE/DINER**
Perfect for family
life and entertaining



**RENOVATION
POTENTIAL**
A blank canvas
to make your own



VILLAGE SETTING
Peaceful location
surrounded by
countryside

*“Same owner. A lifetime of memories.
Now a new chapter awaits.”*





SHEPHERD & WHITE

— ESTATE & LETTING AGENTS —

RAGDALE, LEICESTERSHIRE

VANDERMERE

A GENEROUS REAR GARDEN WITH EXCELLENT POTENTIAL

PEOPLE
PROPERTY
PLACES
POSSIBILITIES



The rear garden provides a generous and mature outdoor space, with a broad lawn, established trees and planting, creating a good degree of privacy. A paved terrace adjoining the property offers an ideal space for outdoor seating and entertaining. With its size and established greenery, the garden offers excellent scope for further enhancement, complementing the wider potential of Vandermere.



MATURE
TREES &
PLANTING



A GENEROUS
LAWNED
GARDEN



PRIVATE
AND
PEACEFUL



IDEAL FOR
OUTDOOR
LIVING

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ONE HOME. ONE AGENT. ONE JOURNEY.

A rare opportunity with huge potential.

Vandermere is a much-loved detached bungalow, quietly positioned within the peaceful Leicestershire village of Ragdale. Offered for sale for the first time since being built, this is an exceptionally rare opportunity to acquire a substantial home in a village where properties seldom become available.

Extending to approximately 1,685 sq ft (157 sq m), the existing accommodation provides generous proportions, including a spacious lounge/diner, kitchen with pantry, three bedrooms, family bathroom and useful additional spaces.

Yet it is the potential that makes Vandermere particularly exciting. Set back from Main Street behind a mature garden, with a garage and ample parking, the property offers considerable scope for modernisation, extension or redevelopment, subject to the necessary planning consents.

For the purchaser with vision, Vandermere represents a chance to create something truly special - transforming an established home and its generous setting into a property designed for a new generation.

And beyond the opportunity itself is the enduring appeal of Ragdale: a peaceful countryside village surrounded by rolling Leicestershire landscape, offering the rare combination of space, privacy, village character and accessibility.

A property rarely offered. A remarkable opportunity. A new chapter waiting to be created.

STORM PORCH
Cloakroom off.

ENTRANCE HALL
Ample cupboard space

LOUNGE DINER
27' 0" x 13' 9" (8.23m x 4.20m narrowing to 3.01m)

A generous lounge and dining room with wide views across the established garden, creating a strong connection between the living space and its surroundings. The room is light and spacious, with large glazed openings drawing natural light deep into the accommodation. Currently presented in a traditional style and requiring improvement, the generous proportions provide an excellent opportunity to create a sophisticated contemporary living and entertaining space, while making the most of the outlook over the gardens.

KITCHEN
12' 7" x 9' 7" (3.84m x 2.93m)

The kitchen is currently presented in a traditional style, with generous fitted cabinetry, ample work surfaces and a pleasant outlook over the garden. Offering considerable scope for modernisation, it provides an excellent opportunity to create a contemporary kitchen and dining space tailored to the needs of a new owner.

BEDROOM
14' 6" x 11' 6" (4.44m x 3.52m)

The bedrooms are generously proportioned and traditionally presented, with established views and plenty of potential. They are currently dated and would benefit from comprehensive modernisation and redecoration, offering the opportunity to create comfortable, contemporary bedrooms tailored to a new owner's style. The underlying space and proportions provide an excellent foundation for transformation.

BEDROOM
14' 11" x 11' 3" (4.56m x 3.44m)

BEDROOM
11' 6" x 7' 7" (3.53m x 2.33m)

BATHROOM

The family bathroom is a well-proportioned space, fitted with a panelled bath, pedestal wash hand basin and WC, with a useful built-in storage cabinet and frosted window providing natural light and privacy. The room is fully tiled and offers scope for modernisation and reconfiguration, providing an opportunity to create a contemporary family bathroom to suit a new owner's requirements.

REAR LOBBY

The rear lobby provides a useful and practical link between the main living accommodation and the service areas of the property, with access towards the kitchen, pantry and garage. Offering valuable circulation and storage space, it also provides a convenient secondary entrance and a natural transition between the house and its adjoining ancillary areas. An adaptable space with scope to be reconfigured as part of a wider modernisation.

GARAGE

34' 3" x 9' 11" (10.45m x 3.04m)

The garage is a substantial and versatile ancillary space, offering excellent potential for secure vehicle storage, workshop use, hobbies or additional storage. Conveniently positioned alongside the property it adds considerable practicality to the accommodation and could also provide scope for future adaptation or reconfiguration, subject to any necessary consents.

OUTSIDE

REAR GARDEN

The rear garden provides a generous and mature outdoor setting, with a broad lawn bordered by established trees, hedging and planted areas, creating a good degree of privacy. A paved terrace immediately adjoining the property provides space for outdoor seating and entertaining, while the mature planting gives the garden a peaceful, established character.

With its generous proportions and existing mature landscaping, the garden also offers considerable scope for further enhancement, complementing the wider potential of Vandermere.

FRONT GARDEN

The front garden is generously laid to lawn and framed by mature planting, with established shrubs and trees creating a pleasant sense of privacy. A broad gravelled driveway provides ample parking and easy access to the property and garage, while a central pathway leads naturally to the front entrance.

With its established greenery and generous frontage, the setting offers excellent scope for landscaping and enhancement, while retaining the peaceful character of Vandermere.



SHEPHERD & WHITE

ESTATE & LETTING AGENTS

RAGDALE, LEICESTERSHIRE

THE JOURNEY HOME

A more balanced way of life.

Set in the heart of the highly sought-after village of Ragdale, Vandermere offers a rare blend of period charm, beautiful surroundings and a welcoming community.

With scenic walks, village life and the renowned Ragdale Hall Spa on your doorstep, it's the perfect place to put down roots and enjoy a better way of life.



BEAUTIFUL
SURROUNDINGS

Scenic walks
and open spaces



A WELCOMING
COMMUNITY

A friendly and
vibrant village



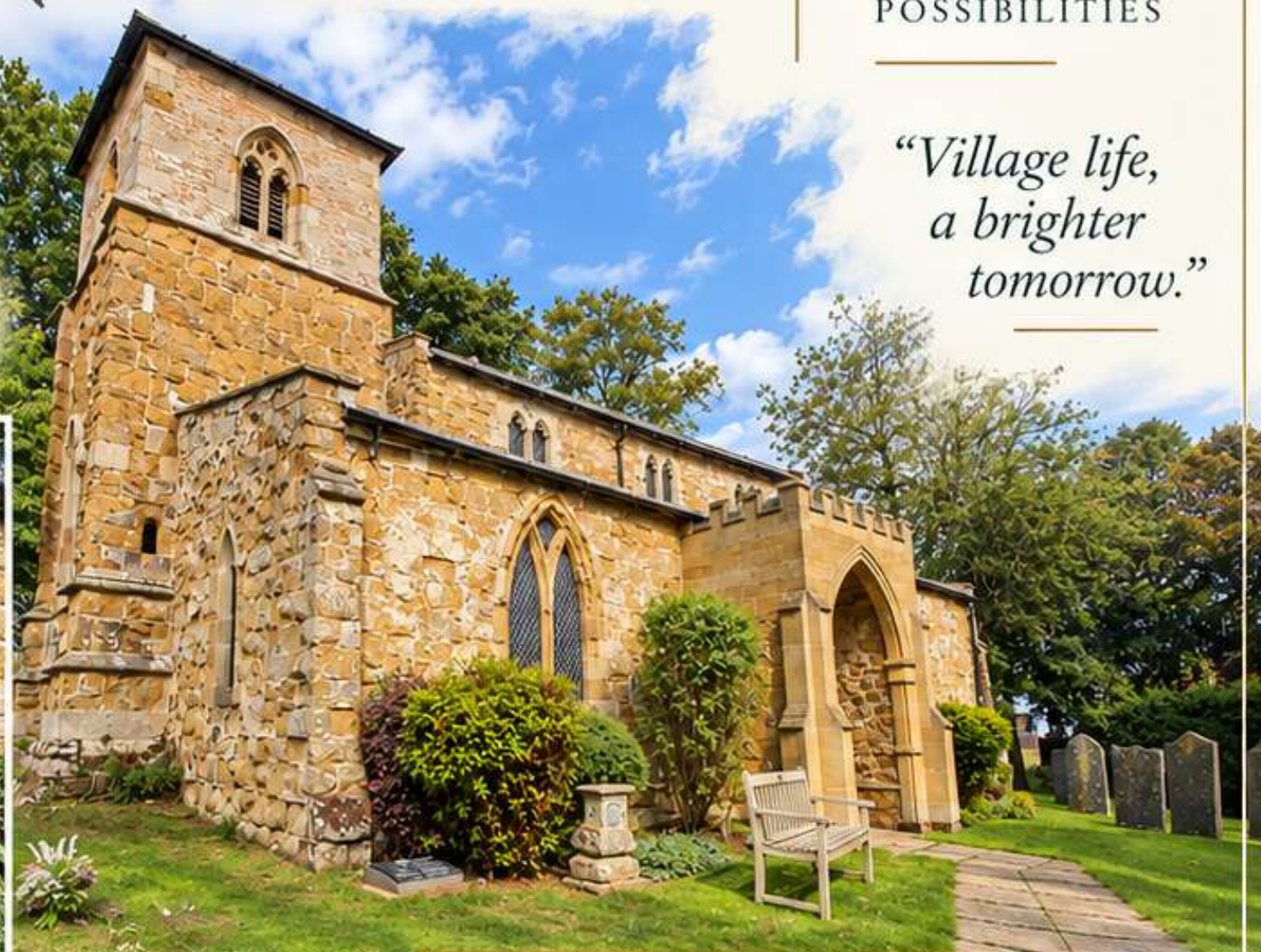
RAGDALE HALL SPA

World-renowned
wellbeing on
your doorstep



A BETTER
LIFESTYLE

More space.
More fresh air.
More you.



*"Village life,
a brighter
tomorrow."*

VANDERMERE

RAGDALE

VILLAGE CHARM.
A BRIGHTER TOMORROW.

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NOTES – MEASUREMENTS

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.



PHOTOGRAPHS

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



TENURE

Freehold – Shepherd & White recommends that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.



CONSUMER PROTECTION LEGISLATION

These sales details have been written to conform to Consumer Protection Legislation.



ANTI-MONEY LAUNDERING

In accordance with current Anti-Money Laundering Regulations, all prospective purchasers will be required to complete identity verification before a sale can proceed. This will include the provision of valid photographic identification and proof of address, together with information confirming the source of funds where applicable. Shepherd & White works in accordance with UK legislation to ensure compliance and to help facilitate a smooth transaction for all parties.



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LEICESTER
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COALVILLE



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01530 231859



**CHARWOOD FOREST
VILLAGES**

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At Shepherd & White, we believe a better experience leads to better results.
With over 40 years of combined experience, we offer a bespoke,
one-to-one service tailored to you.



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You'll deal directly with
Kevan for sales or Marie
for lettings from start
to finish.



BESPOKE SERVICE

We take the time to understand
your needs and tailor our advice,
marketing and strategy to
achieve the best outcome.



PREMIUM MARKETING

Professional photography, 3D
floorplans, lifestyle brochures
and targeted social media
marketing to showcase
your property.



EXPERT LOCAL KNOWLEDGE

Unrivalled knowledge of Leicester,
Coalville, Ashby-de-la-Zouch and
the Charnwood Forest villages.



PERSONAL & PROFESSIONAL

We're independent, owner-managed
and proud to offer a personal
service that larger agencies
simply can't match.



Trusted, respected and recommended.

Our long-standing reputation is built on honesty, integrity
and achieving the best results for our clients.

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