



BROOKFIELD  
CHURCH LANE, EAST NORTON

JAMES  
SELICKS







## “... GRADE II LISTED FOUR-BEDROOM HOME ...”

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Originally built in 1750, Brookfield is a Grade II listed four-bedroom home constructed from ironstone and red brick, full of character and period features throughout. Set on a generous plot of just over half an acre, the property is located in the pretty Leicestershire village of East Norton.

Dining Kitchen • Three Reception Rooms, Study • Cellar • Utility Room, Downstairs Cloakroom • Four Double Bedrooms • Two Bath/Shower Rooms • Private Driveway • Garage & Double Carport • Generous South-West Facing Gardens with Adjoining Paddock • Grade II Listed

### Ground Floor

A spacious entrance hall sits centrally in the property, featuring a tiled floor, exposed ceiling beams, and offering access to the ground floor accommodation. At the heart of the property lies a striking dual-aspect dining kitchen, adorned with exposed stone and brickwork, and benefitting from doors opening to both the front driveway and rear garden. This impressive space boasts a comprehensive range of bespoke timber Shaker-style units with a variety of integrated appliances, and an electric Aga.

Two archways lead seamlessly from the kitchen into a vast reception room flooded with natural light. This room enjoys generous glazing, double doors to a sun-soaked patio, an additional door to the driveway, ample built-in storage, and a log-burning stove—creating a welcoming and versatile living space.

To the other side of the kitchen lies a formal dining room, full of charm and character, with exposed beams and a brick-built fireplace housing a double-fronted log burner that serves both the dining room and entrance hall. A second reception room sits at the far end of the home, a delightful triple-aspect space with its own feature fireplace and direct access to the patio and garden.

Completing the ground floor is a home office, a convenient downstairs cloakroom, and an external utility room offering additional storage and space for laundry appliances. There is also a cellar, providing an ideal space for wine storage or general use





### First Floor

Upstairs, the property offers four generously sized double bedrooms and two bath/shower rooms. The principal bedroom features an original fireplace, extensive fitted storage, and a spacious en-suite bathroom with bath, separate shower, bidet, wash hand basin, WC, and heated towel rail.

Two of the remaining bedrooms are positioned to the front of the home, while the third—and largest—sits to the rear. This impressive, vaulted room extends to approximately 24 feet, with windows at both ends and an adjoining sitting area, making it an ideal retreat for teenagers or guests. The three remaining bedrooms are served by a shower room.

### Outside

Outside, the property is set within an expansive plot of approximately one acre, comprising a generous gated driveway, formal gardens, a paddock, and a woodland area. Accessed via a five-bar timber gate, the large gravel and block-paved driveway provides ample off-road parking and leads to a single garage with an adjoining double carport. Above the garage there is a converted room that is currently used as a home office. Opposite, a red brick outbuilding offers additional storage and a gym.

The formal garden wraps around the southern and western elevations of the property and features two well-positioned patios designed to capture the sun throughout the day. Mainly laid to lawn and bordered by mature planting, the garden is fully enclosed, offering exceptional privacy and security. A timber post-and-rail fence separates the garden from the enclosed paddock and woodland, which is accessed via a hand gate and currently used as a play area for children.

“... SET WITHIN AN EXPANSIVE  
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### Location

East Norton lies just off the A47 between Uppingham and Leicester. The nearby market towns of Uppingham and Oakham both provide schooling of international repute and shopping facilities catering for most day-to-day needs. Market Harborough, Leicester and Peterborough provide more extensive facilities both with a rail link to London St Pancras in a little over an hour.

### Services & Council Tax

The property is offered to the market with all mains services and oil-fired central heating.

Harborough District Council – Tax Band G

### Tenure

Freehold





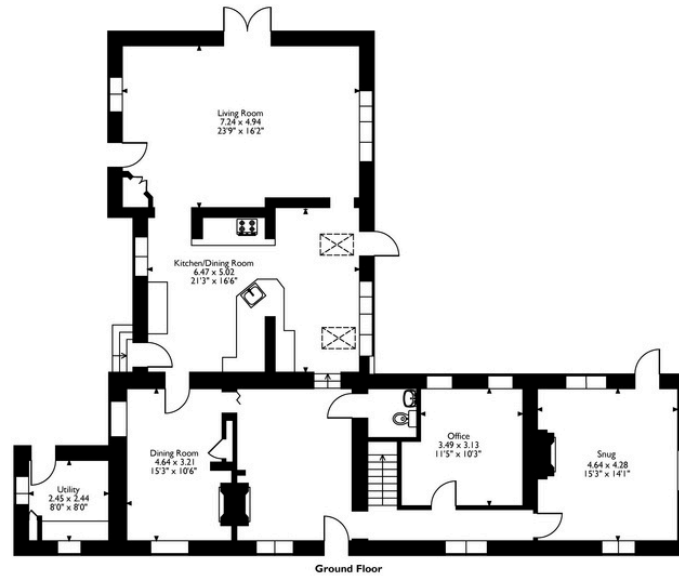




## Brookfield, Church Lane, East Norton, Leicester LE7 9XA

House Total Approx. Gross Internal Floor Area incl. Garage & Outbuildings = **4252 ft<sup>2</sup> / 395 m<sup>2</sup>**

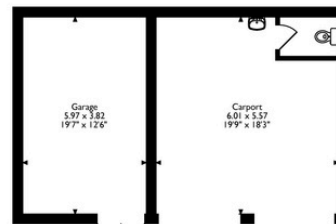
Measurements are approximate, not to scale, for illustrative purposes only.



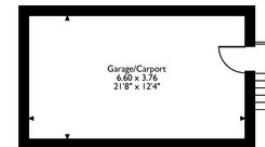
Ground Floor



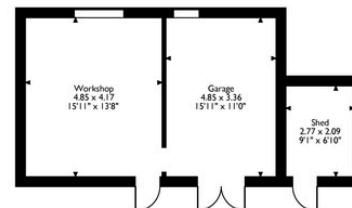
First Floor



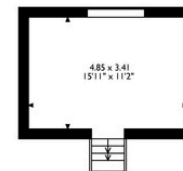
Outbuilding (Ground Floor)



Outbuilding (First Floor)



Outbuilding (Ground Floor)



Outbuilding (First Floor)





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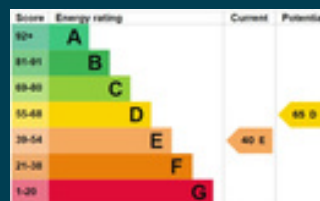
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#### Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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