



Pick's Pasture, Market Harborough,

OSCAR JAMES

Pick's Pasture

Foxton Road

Lubenham

Market Harborough

Leicestershire

LE16 9TB

- Vaulted entrance dining hall
- Family living kitchen
- Sitting room
- Utility
- Boot room
- Store
- Principal bedroom with dressing room and ensuite
- Four further ensuite bedrooms
- Internal swimming pool
- Double garage
- Barn
- Circa 7400sq ft
- In all about 11.6 acres

Picks Pasture occupies an attractive rolling landscape with views to the Laughton Hills. Positioned on the northern edge of Lubenham village, near the market town of Market Harborough, it comprises a ring-fenced block of 11.6 acres of pasture within which planning consent has been granted for the erection of a substantial Paragraph 55 contemporary home with associated landscaping.



The proposed house's concept, set out within the conclusion of the Design and Access Statement, seeks to create a contemporary family home with extensive Individually themed gardens – a place of interest and excitement, a place to work and enjoy. The design incorporates large and dramatic internal spaces that seek to provide a constantly shifting relationship between the interior of the house and the landscape beyond.

The criteria for a Paragraph 55 of the National Framework consented property requires a unique design and concept, and one that demonstrates a high investment in its design and layout, particularly in its use of carbon reduction technologies and incorporation of sustainable technologies.

The proposed house is approached along a sweeping driveway leading to an entrance courtyard and garage block to the east of the house. A focus within the planning documents is energy efficiency and the property incorporates triple glazed windows and doors, ground source heat pump and solar panels, among other renewable technologies. The contemporary design has natural stone external walls to window head level, over which neutral render panels rise to the underside of the zinc roof, to give the appearance of a 'floating' roof.



The house extends to circa 7,400 square feet on the architect's plans. It has a radial design, entered into a full height vaulted and glazed central dining hallway. This cathedral entrance links the two wings of the house. To one side, the wing contains the large and open plan family kitchen, with the indoor swimming pool beyond, whilst to the other the principal reception room and annexe, or study and music room, beyond. Sliding floor to ceiling partitions from the central hall would allow separation, or the opening of the whole ground floor. Opening all three living areas together, the envisaged space would measure over 27 metres at its longest point, with incredible views of the landscape. A semi-circular staircase within the dining hall and a 'flying' landing above, would link the two separate bedroom wings, containing five ensuite bedrooms.

Due to condition one of the planning having been discharged with a commencement of the works having taken place the planning is now live and valid indefinitely.



5
Bedrooms



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E S T A T E A G E N T S



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