

White Gates Harborough Road
Great Oxendon
LE16 8NA

£949,500



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Oscar James are proud to launch this stunning family home situated in the highly sought after village of Great Oxendon and boasting a plot size of just under an acre. The spacious accommodation is spread over two floors and provides significant flexibility of use. The property has undergone an abundance of renovation both internally and externally and has many features that buyers will want

The generously sized extended accommodation measures just under 3000 sq ft and briefly comprises light and airy entrance hallway leading to a further inner hall, the impressive kitchen/dining room creates a superb hub to the home with a further family room area and snug area too. There is a utility room with oversized boot/storage room. There are three double bedrooms, one of which features a dressing room and ensuite, along with a family bathroom with three piece suite.

To the first floor you will find a well proportioned living room with a sizeable games room leading off it benefitting from fitted bar area and access to a covered balcony providing a

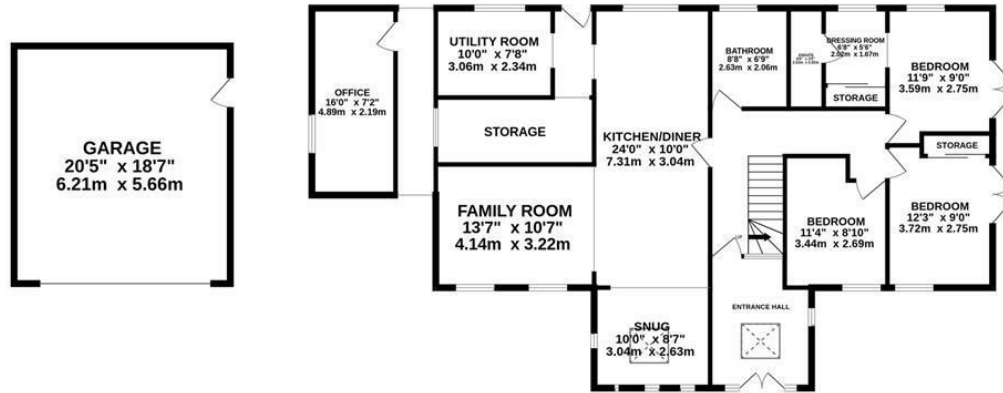
fantastic area for entertaining. To complete the first floor there is a substantial bedroom with dressing room and ensuite along with a separate WC.

The property is access via a gated entrance leading to a sweeping driveway to the property and providing off road parking for a number of vehicles and access to the double garage. The gardens wrap around the property and can be found predominantly laid to lawn with the rear garden featuring an extensive paved patio area ideal for outdoor entertaining. There is timber cabin currently used as a gym with further external covered gym areas which can also be used as a workshop or summer house. There is access from the rear garden to an external home office providing an ideal area for anyone working from home but wanting separation from the main residence.

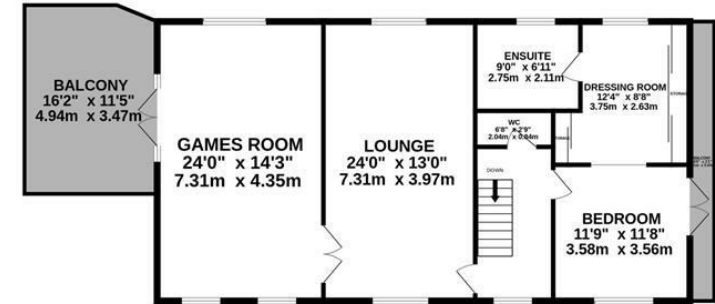
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Floor Plan

GROUND FLOOR
1857 sq.ft. (172.5 sq.m.) approx.



1ST FLOOR
1097 sq.ft. (101.9 sq.m.) approx.



TOTAL FLOOR AREA : 2954 sq.ft. (274.4 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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AT A GLANCE...



Four receptions with further covered balcony



Open plan kitchen/dining/family room with a further snug area



Four double bedrooms, two of which feature dressing rooms



Two ensembles with a further family bathroom



Extensive gardens with a plot size measuring approximately an acre



Off road parking for a number of vehicles and detached double garage





SELLER'S SECRET

We have thoroughly loved living here and watching our family grow. We are confident that the next lucky buyer will be as happy as we have been.



Why we like it....

There is so much to talk about with this unique property but we are sure that with the accommodation on offer, the location and the plot size it will attract attention from a wide range of buyers.

To buy or not to buy....

OSCAR JAMES

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