



ASHLEY ROAD
MEDBOURNE, MARKET HARBOROUGH

JAMES
SELICKS

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Ashley Road

Medbourne, Market Harborough
Leicestershire

Individually designed and built, this unique family home on the periphery of Medbourne village, offers space for your whole family to enjoy, and subject to consents, offers scope for you to add further accommodation through converting one, or both of the garages. We simply love the walled courtyard garden which makes this home an ideal lock up and leave.

Four Double Bedrooms | Sitting Room, Dining Room and Study | Breakfast Kitchen | Downstairs Shower, Family Bathroom and En Suite | Attractive Walled Courtyard Garden | No Upward Chain | Sought After Village | Ideal Lock Up and Leave | Two Garages, with scope to convert subject to usual consents |

ACCOMMODATION

As you step into the property you will immediately be struck by not just a sense of space, but the thought and care that has been vested in the overall design. Commissioned by the current owner it truly is a unique home.

To your right is direct access to the attached garage, which could be converted to provide further accommodation. You will also find the ground floor shower room. The reception hall feels welcoming while the sitting room enjoys a lovely aspect overlooking the walled courtyard garden. A gas fired stove sat within a small Inglebrook provides a perfect focal point to sit and relax by. The study feels spacious and is perfect for use as a home office, or indeed playroom/snug. The kitchen offers plenty of handy storage to the fitted units, space for the family to relax in a casual setting and like the sitting room has uPVC crittal-style French doors opening on to the courtyard garden. An open arch leads on to the formal dining room which could also serve as a family room.

Upstairs the sense of space continues with the galleried landing.

The four bedrooms are all of good size, the fourth with vaulted ceiling and the master bedroom featuring an en suite shower room, while the family bathroom offers a suite comprising bath with shower over and vanity unit, perfect for avoiding the morning rush before work and school.

OUTSIDE

The front drive provides ample off-road parking and access to both the attached and detached garage. We have been informed by the vendor that there is an invisible boundary in line with the retaining stone wall to the left of the detached garage. With vehicular right of way into the neighbouring drive to make use of the sweeping entrances.

The detached garage is two-storey, with scope for use as a home office, studio or even annexed accommodation subject to consents.

The walled courtyard garden as a particularly attractive feature. An extensive patio terrace bordered by a retaining stone wall and raised, gravelled bedding areas provides the perfect spot for your family to create many cherished memories in a private and secure setting.

LOCATION

Medbourne is, by many, considered to be one of the most sought after south east Leicestershire villages, complete with a popular public house, village shop, tea rooms, restaurant, active village church and well renowned sporting facilities with playing fields, tennis courts, cricket ground and club house.

For a wider range of amenities the market town of Market Harborough lies approximately seven miles to the west providing an extensive range of shopping and leisure conveniences. Market Harborough also boasts a mainline rail link to London St Pancras taking within an hour.

DIRECTIONAL NOTE

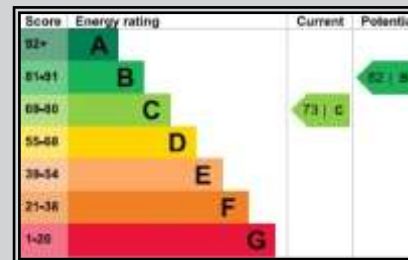
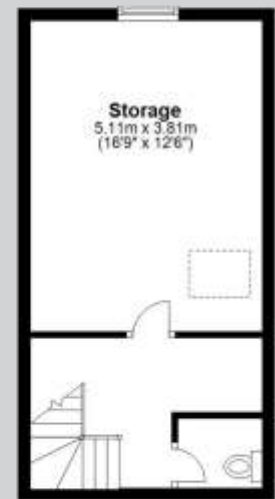
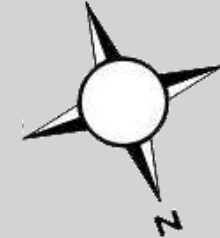
Proceed out of Market Harborough on the A427, taking the first turning on the left on the B664 as signposted to Uppingham. Continue through the villages of Sutton Bassett and Weston By Welland. On entering the village along Ashley Road, the property may be found on the left hand side as indicated by our for sale board.





Main area approx. 174.2 M² (1875.0 Ft²)
 Plus garages approx. 46.6 M² (502.1 Ft²)
 Plus outbuildings approx. 29.3 M² (315.0 Ft²)

Floorplan measurements are approximate and are for illustrative purposes only. Whilst we do not doubt the floorplans accuracy, we make no guarantee, warranty or representation as to the accuracy or completeness of the floorplan. Plan produced using PlanUp.





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Important Notice

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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