

Silver Birches

THE WOODLANDS, MARKET HARBOROUGH



JAMES
SELICKS



Positioned on a superb plot at the head of this renowned, tree lined road, Silver Birches offers fantastic flexible, spacious, and highly specified accommodation sitting on a superb plot of approximately 0.59 acres and enjoying a fantastic garden with 120 ft. canal frontage and moorings for up to 3 boats. The property has undergone a thorough refurbishment over recent years to include high quality kitchen and bathroom suites, solar panels, air conditioning and a solid oak staircase and flooring.

Prestigious tree lined road • Superb open plan reception room with conservatory • Fantastic open plan living/dining room with music area, kitchen & breakfast room off • Family room/office • Sitting room • Spacious master bedroom with ensuite bathroom • Bedroom two with roof terrace & ensuite • Two further double bedrooms with ensuites • Return driveway & oak framed carport • Rear garden with access to canal and mooring • Access to mainline rail & London St Pancras in under an hour •

Accommodation

A porch with striking porticos either side of the contemporary front door and two arched windows to the side provides access into this fine family home. The reception hall has oak flooring, a beautiful oak return staircase to first floor landing, and a cloakroom off. Double doors lead through to a superb, spacious principal reception room which provides a fantastic open plan entertaining space. A feature centrepiece open fireplace has a double sided cast iron log burner on a granite hearth, oak flooring, and benefits from air conditioning. This room leads through to a conservatory area with bifold doors and panoramic views over the rear garden. It has oak flooring and a beautiful bespoke made to measure oak circular dining table (available via a separate negotiation).

A door leads through to a spacious dining/living area which is light and airy by virtue of bifold doors opening on to patio entertaining areas and three glass roof lanterns. A music room off has ceiling speakers, spotlights, and bamboo flooring which runs throughout this fantastic open plan space which occupies the centre of the ground floor. The kitchen features high quality fixtures and fittings to include a circular quartz breakfast bar and further worktops, an excellent range of eye and base level units and drawers and an undermounted stainless steel sink and drainer unit. Appliances include a Miele combination microwave, Miele oven and warming drawer, a built in coffee machine with wine rack above, Fisher & Paykel double drawer dishwasher, Smeg induction hob with extractor hood over and a built in American style fridge freezer. The breakfast room off the kitchen has a bar area with wine fridge, granite worktop, display cabinets and a built in corner display cabinet. A door leads through into the sitting room which has a feature brick fireplace with open fire.

The utility room off the kitchen has a Baxi wall mounted boiler, an excellent range of eye and base level units with quartz worktops over, Belfast sink, plumbing and space for a washing machine and tumble dryer. A rear lobby gives access to the side elevation and carport and has a WC off. A spacious office/family room (ground floor bedroom five) has a window and patio doors overlooking and giving access to the garden, Bamboo flooring and ceiling spotlights.

A beautiful return oak staircase rises to a large first floor galleried landing with oak flooring. The principal bedroom suite has an excellent built in wardrobes with cupboards above, drawers and matching bedside cabinets, and oak flooring. Double doors lead to the ensuite bathroom with Villeroy & Boch sanitaryware to include a WC, bidet, shower enclosure, wash hand basin and free standing bath. There is a full height radiator, fully tiled walls, TV, and oak flooring. Bedroom two has built in wardrobes, oak flooring and bifold doors to a simply stunning roof terrace with views over the garden towards the canal. There is a contemporary ensuite shower room, with Roca sanitaryware, to include a double shower cubicle, WC, pedestal wash hand basin into an oak vanity unit, heated chrome towel rail, fully tiled walls and floor. Bedrooms three and four are both doubles, both benefit from built in wardrobes and contemporary ensuite shower/bath rooms with high quality sanitaryware.









Outside

The property is accessed via electric double gates which leads to a hard standing circular driveway and access to an oak framed carport. To the rear are mature gardens predominately laid to lawn with specimen trees and shrubs, and feature lighting. Extensive shaped patio areas provide ample entertaining space overlooking the lawns. An ornamental bridge stands over a pretty stream which meanders through the rear portion of the lawn, while a hexagonal summerhouse provides an additional undercover seating area. 'The Jungle Hut' is also included within the sale and has mains power, lighting, a heater, and a projector for watching programmes of your choice. Loose slate and stone chippings provide a pathway around the shaped lawns. There is also a workshop with power and lights, a bin store/log store, and a shed at the side of the property. Shaped Buxus flank a pathway which leads down to the rear of garden which backs onto the Grand Union Canal and its towpath, with a hard standing area suitable for moorings. The current owners enjoy three moorings, which are subject to the relevant licence being obtained. For further information please visit Canal & River Trust: www.canalrivertrust.org.uk.

Location

The Woodlands has long been regarded as one of Market Harborough's most prestigious addresses, lying on the northern fringes of the town in a quiet setting with particularly well-spaced plots. The market town of Harborough offers excellent shopping and supermarket facilities including Waitrose, Sainsbury's and Tesco, schools, restaurants, bars, a theatre and leisure centre. For the commuter, there are mainline rail services to London St Pancras with its Eurostar link. The M1 is accessible at junction 20, and the A14 lies to the south.

Tenure: Freehold

Local Authority: Harborough District Council, **Tax Band:** G

Solar Panels: The solar panels are owned by the property

Services: Offered to the market with all mains services and gas-fired central heating.

Satnav Information

The property's postcode is LE16 7BW, and house number 53.





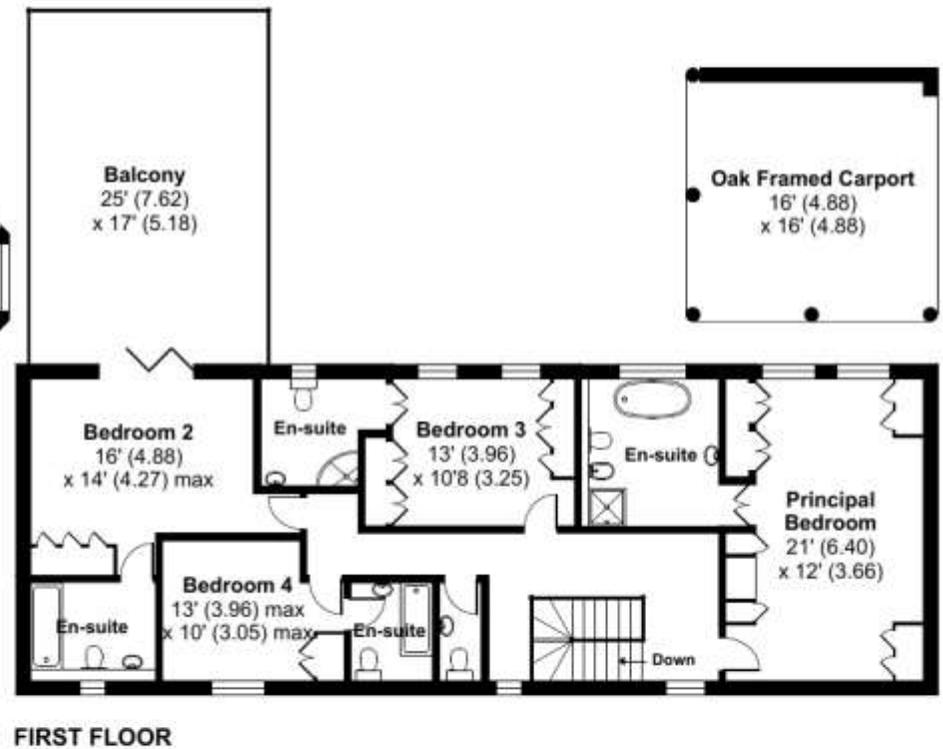
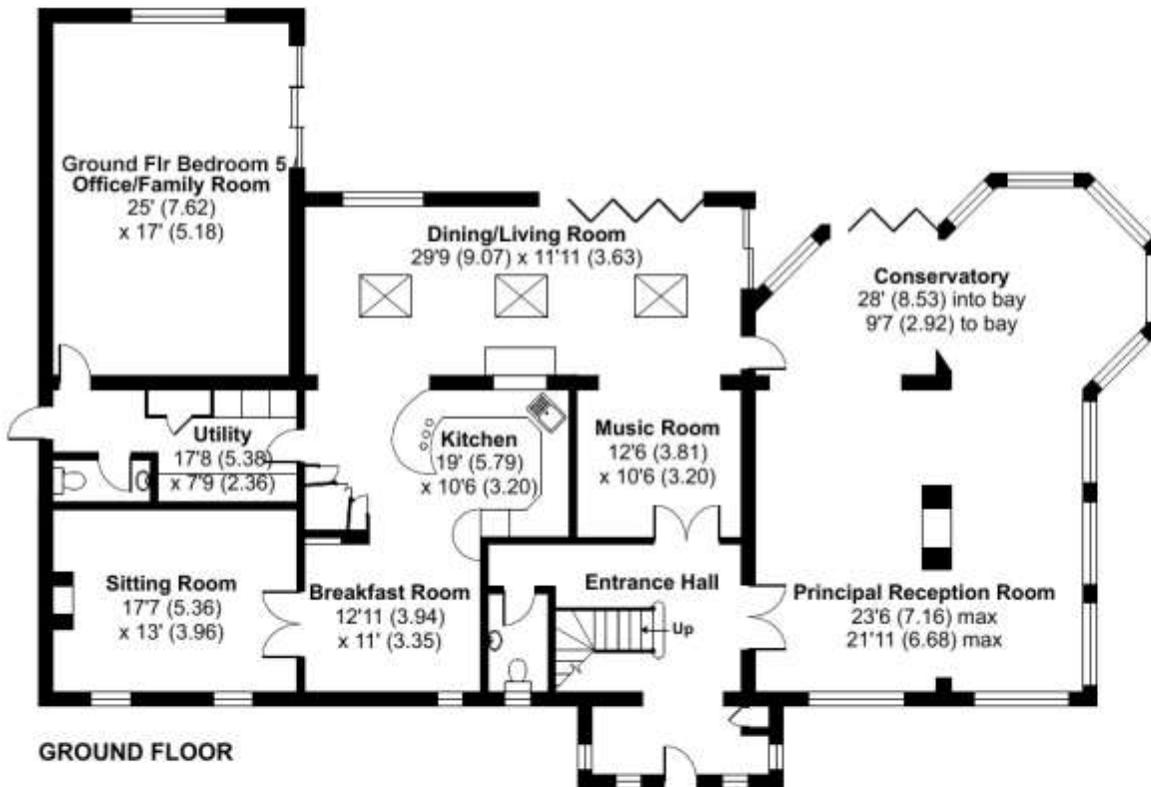
The Woodlands, Market Harborough, LE16

Approximate Area = 4234 sq ft / 393.3 sq m (excludes carport)

For identification only - Not to scale



| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| 92-100 | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 64 | 71 |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for James Sellicks Estate Agents. REF: 1063419

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Measures 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.

