

The Chestnuts

CARLTON LANE, BURTON OVERY, LEICESTERSHIRE LE8 9DF

JAMES
SELICKS

GUIDE PRICE: £1,300,000

A handsome village home occupying an enviable elevated position with open countryside views across the property's own land to the side and rear. It is in the highly desirable conservation village of Burton Overy and has a total plot of approximately 1.34 acres and is offered with no upward chain. The property has been beautifully extended to boast a stunning living kitchen with views over its simply beautiful grounds.

Extended family home • Four reception rooms • Stunning open plan kitchen with garden room • Five bedrooms • Two bathrooms • Landscaped gardens, Paddock & Outbuildings • Total plot of approx. 1.34 acres • Open countryside views • Prime Leicestershire village • No upward chain •

Accommodation

The entrance hall has the original door with window above, door to cellar and stairs rising to the first floor. A snug has an original sash window to the front and field views, built in storage cupboard, ceiling coving, spotlights, feature stone open fireplace. A dining room has a window to the side elevation, a door to the side entrance porch, original beams, open brick fireplace, part panelled walls, and beautiful original wide plank floorboards. A cloakroom off has a wash hand basin with a vanity unit and door to a WC.

The sitting room has an original sash window to the front elevation, ceiling coving, spotlights, feature wooden fireplace with cast iron log burner and marble hearth. This room is split into two areas: a reading area with French doors leading on to the side garden, and a relaxing area for enjoying evenings in front of the log burner.

The stunning open plan living kitchen has a fabulous garden room with a vaulted ceiling and two sets of French doors and windows taking best advantage of the rear and side gardens. The kitchen area also has a set of French doors, which combined with the garden room French doors, creates a wonderful light and welcoming space. The kitchen has beautiful handmade cabinetry with an excellent range of eye and base level units and soft closing drawers with granite worktops over. Bosch appliances include a four-ring hob with tiled splashback and wooden hood over, built microwave and a built-in double oven. An oil fired Aga has a hotplate and is set within a tiled chimney breast with cupboards and drawers either side. A large island has a granite worktop and built-in wine racks, drawers, cupboards and shelving beneath. A Belfast sink is set within a further granite worktop with a drainer and chrome mixer tap, and cupboards and drawers beneath, a built-in dishwasher and bin drawers. Slate flooring and underfloor heating run throughout this superb room.

Off the kitchen is the utility room with a glazed and wooden door to the front elevation, a Belfast sink set into a granite worktop with cupboards beneath, plumbing for an automatic washing machine and space for a large fridge freezer and a full height wine rack. A further door leads to the rear elevation and garden. A further door and stairs down lead to the rear entrance hall/boot room with glazed and wooden door leading to the driveway, it has slate flooring and a floor standing boiler.

A return staircase gives access to the first floor landing with a window to the front elevation and loft access. An inner corridor has an airing cupboard, alarm panel and further built in storage cupboards and leads to the master bedroom to the rear of the property. This principal bedroom has fantastic views across The Chestnut's own land and landscaped gardens. It has two sets of glazed French doors with Juliette balconies, a further window to the side elevation, and benefits from an ensuite bathroom with high quality Duravit sanitaryware including a Jacuzzi style bath, low flush WC, double shower cubicle, wash hand basin into a vanity unit, two heated chrome towel rails, glass shelf, mirror with lighting over, part tiled walls and a tiled floor.





Outside

To the front of the property is a sweeping gravel in-out driveway leading to the house, which is elevated from the road, there are manicured front lawned gardens with mature flowerbeds. A side gated gravelled driveway leads into a block paved car standing area with space for numerous vehicles and a double garage with wooden doors, power and lights, an open carport, and what is affectionately known as 'the Wendy house' which is thought ripe for conversion into a separate annexe (subject to necessary consents). Across the block paved driveway is a red brick built Dutch style barn with open doors and vaulted ceiling and is thought suitable to convert into stables or further living accommodation (subject to the necessary consents). Outside to the rear of the barn is the oil tank for the property (newly installed during the latter part of 2023).

To the rear of the property are beautifully maintained and professionally landscaped rear gardens, a York stone patio entertaining area which runs the full width of the house, steps up to the lawned area, mature flowerbeds with a range of herbaceous trees, blossom trees, shrubs and plants providing year-round interest. The lawned side garden leads to the most beautiful box parterre with immaculate topiary, and this leads back round to the front of this superb property. A paddock flanks the rear of the property. All grounds face south-west and the total plot is approximately 1.34 acres.

Satnav Information

The property's postcode is LE8 0JG, and house number 23d.



Location

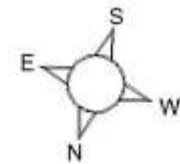
This picturesque south Leicestershire conservation village is without doubt one of the most sought after locations within the County with the pretty street scenes, high quality housing and a strong community spirit all significant factors. Very convenient for Leicester, Market Harborough and Great Glen, Burton Overy retains its rural charm and remains a working farming community with very little through traffic. The village itself has a popular dairy for milk, bread and cakes, and an active church congregation, a well-liked public house, a village hall with nearby Great Glen providing local amenities catering for all day-to-day needs.

The neighbouring village of Great Glen is home to some of the finest schooling within the county and contributes towards the driving factor for many families considering a move into the area. A widely renowned group of schools form the Leicester Grammar School Trust and consists of the Leicester Grammar Junior School, Leicester Grammar School and Leicester Grammar School Stoneygate. Combined they offer education from ages 3 to 18 and are extremely popular.

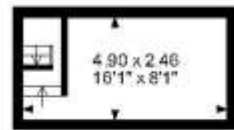
Shopping and supermarket facilities are available in the city of Leicester some seven miles to the north, Oadby, Fosse Park and the thriving town of Market Harborough. For the commuter, Market Harborough has mainline rail services to London St Pancras in under an hour with its new Eurostar link, and the M1 is accessible at junction 21.



The Chestnuts, Carlton Lane, Burton Overy, Leicester
Approximate Gross Internal Area
Main House = 3347 Sq Ft/311 Sq M



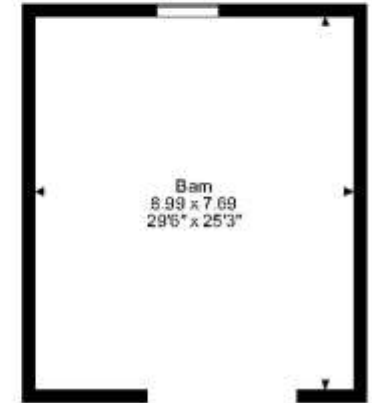
Cellar



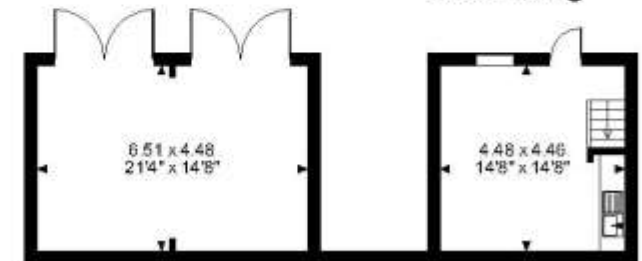
Ground Floor



First Floor



First Floor Above Outbuilding



Outbuilding



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 --- Denotes restricted head height
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Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@jamesseilicks.com

Leicester Office
01162 854 554

Oakham Office
01572 724437

jamesseilicks.com



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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.



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