



# Ash tree House

LUBENHAM, MARKET HARBOROUGH

JAMES  
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If you need more space for a growing family and prefer a quiet, rural setting, this spacious home in a secluded part of Lubenham may be ideal. It offers over 3,100 ft<sup>2</sup> of well-designed accommodation and is just a few minutes' drive from the town centre and mainline rail station.

Modern luxury detached family home • Over 3,100 ft<sup>2</sup> of flexible living space • Five double bedrooms • Three ensuites and family bathroom • Three reception rooms • Refitted open plan living kitchen • Refitted utility • Landscaped gardens in a mature setting • Double garage and ample off-road parking • Sought after village with access to town and mainline rail station •

#### Accommodation

Ash Tree House is entered through double wooden doors into a practical porch, leading into a generous entrance hall. A guest cloakroom is in the corner, and to the right, double doors open into a bright sitting room. This space features an exposed brick Inglenook fireplace with a living flame gas fire, creating a welcoming focal point. Recently installed sliding patio doors provide access to the rear garden.

The dining room is spacious and versatile, ideal for use as a study or playroom. To the left of the hall, there is also a snug, also featuring an exposed brick chimney breast and living flame gas fire.

At the heart of the home is the showstopping refitted open-plan living dining kitchen. This space has been updated with a wide range of sleek modern handleless units and a central island, offering both functionality and room for entertaining. Appliances include an AEG double oven, hob with extractor fan, and plumbing and space for a dishwasher and American-style fridge/freezer. The adjacent utility room has also been refitted with matching units and space for additional appliances. It houses the Worcester Bosch boiler and has a separate external door for added convenience.

Upstairs, the galleried landing enhances the sense of space and includes a large airing cupboard with storage and the hot water cylinder. The spacious master bedroom benefits from two built-in double wardrobes and a modern ensuite shower room. There are four additional double bedrooms, each with built-in wardrobes. Two of these bedrooms also feature ensuite bath or shower rooms. The family bathroom includes a contemporary four-piece suite with a spa bath, separate shower, WC, and wash hand basin, with natural light provided by two roof light tunnels.

#### Outside

A long, tree-lined shared access drive leads to your five-bar gate and private, block-paved drive which provides ample parking. The double, integral garage features twin remote-controlled doors. To the side you will find a lawn and paved path, a picket fence and gate that leads through to a further lawned and paved terrace which provides handy bin storage with space for a shed, this in turn leads round to the attractive, landscaped rear garden. A protected wall, which formed part of the original Lubenham Hall runs along two boundaries and provides a striking feature, while the extensive lawn is bordered by bedding areas, a paved patio terrace, further dining/seating terrace and a hot tub.

#### Location

Lubenham is a small rural village located just 1.5 miles from the market town of Market Harborough. The village contains a 12th century church, primary school, public house, village hall, horse livery and recreational ground. The area is well known for its scenic quality, ideal for dog walking, horse riding and walking. The town of Market Harborough is 40 to 45 minutes' walk, as well as being a short 1.5 mile drive by car. The town contains a good range of everyday facilities, commercial centre, leisure centre and golf club. The city of Leicester to the north provides a more extensive array of commercial, shopping and leisure facilities. A main line rail service connects with London St Pancras in little under an hour.





**Tenure:** Freehold

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

**Listed Status:** Not Listed, built 2005

**Conservation Area:** Yes, Lubenham Conservation Area

**Tree Preservation Order:** Yes, several trees of whatever species with OS Parcels 7517, 8015 and part 7409 (western side of Old Hall Lane)

**Services:** The property is offered to the market with all mains services and gas-fired central heating

**Meters:** Smart gas and electric meters, and a water meter

**Loft:** Insulated with ladders

**Broadband delivered to the property:** FTTC

**Non-standard construction:** Believed to be of standard construction

**Wayleaves, Rights of Way & Covenants:** Yes.

1. Only one private home (and normal outbuildings like a garage or shed) can be built on the land
2. The land must be kept as a garden and maintained properly.
3. No business, trade, or manufacturing can be run from the property.
4. No advertising signs are allowed, except when selling or renting the house.
5. No sand or gravel can be dug from the land, except when building foundations.
6. The property must not be used in any way that causes a nuisance to neighbours (like noise, mess, or disruptive activity)

**Flooding issues in the last 5 years:** None

**Accessibility:** No modifications to the property for accessibility

**Satnav Information:** The property's postcode is LE16 9TJ , and house name Ashtree House.











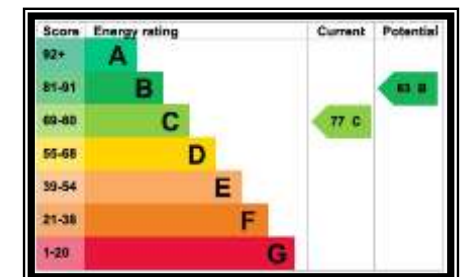
# Old Hall Lane, LE16

Approximate Area = 3130 sq ft / 290.7 sq m

Garage = 301 sq ft / 27.9 sq m

Total = 3431 sq ft / 318.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for James Sellicks Estate Agents. REF: 1300227



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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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