

DEENE HOUSE

BOWDEN ROAD, THORPE LANGTON
MARKET HARBOROUGH, LEICESTERSHIRE

GUIDE PRICE £1,595,000



JAMES
SELICKS

Believed to date back to the mid-to-late 18th century and comprehensively refurbished in 2008, Deene House is a superb family home boasting accommodation approaching 5,000 square feet; the main residence with five bedrooms, four reception rooms and a stunning living kitchen, plus an excellent self-contained ground floor annexe.

The house is located towards the edge of the village and less than a 10 minute drive to Market Harborough railway station, with access to London St Pancras in under 1 hour. The 2008 works carried out included a new roof, heating, plumbing, electrics, insulation, hardwood windows and doors.

Location

Thorpe Langton is a highly sought-after village in south-east Leicestershire, prized for its charming homes, beautiful countryside, and convenient access to Market Harborough and its mainline station, with London St. Pancras reached in under an hour. The village benefits from excellent state and private schooling, including Church Langton Primary, a strong community spirit, and a well-regarded local pub/restaurant. Nearby Market Harborough offers a wide range of shopping and leisure amenities.

Main House

The house is entered via a welcoming entrance hall with an exposed brick fireplace and inset log-burning stove, beamed ceiling and solid oak flooring. To the front of the house is a versatile room with solid oak flooring, a perfect dining room or study. The sitting room enjoys a front-to-back aspect with doors opening onto the rear garden, an exposed brick fireplace with original beam and a second inset log burner create a wonderful focal point, complete with the original bread oven alongside.

At the heart of the home is the impressive living kitchen with inset ceiling spotlights, tiled flooring with underfloor heating throughout and an abundance of natural light. The kitchen area boasts an excellent range of bespoke handmade eye and base level units and drawers with ample preparation surfaces with an undermounted stainless steel sink with mixer tap and window above. A further large island unit provides further cupboard and preparation space whilst housing an integrated stainless steel microwave. Further appliances include a dishwasher, a Rangemaster Aga style oven and a Fisher & Paykel fridge-freezer. The dining area has a window and French doors leading onto a paved patio entertaining area.

To the rear is a stunning family room with solid wood flooring, another exposed brick fireplace with an inset log-burning stove and two sets of French doors leading onto the garden. An inner hallway links back toward the kitchen and provides access to a well-appointed cloakroom and utility room with bespoke storage, an integrated fridge, plumbing for a washing machine and tumbler dryer, and a personal door to the driveway.

The master bedroom suite is a wonderful retreat, measuring approximately 27 x 15 feet, enjoying a dual aspect with windows affording views over the gardens, a large walk-through dressing area with fitted wardrobes and a luxurious en-suite.

Bedroom two is another generous room, featuring a dual aspect, fitted storage and an en-suite. Bedroom three is approximately 30 x 13 feet and offers both bedroom and sitting areas as well as its own en-suite. Bedrooms four, five and a useful study enjoy a pleasant outlooks to the front, rear and side. the beautifully finished bath and shower rooms are fitted with high-quality Villeroy & Boch sanitaryware and underfloor heating.







Ground Floor Annexe

Located at the far end of the garage block, this self-contained annexe is a superb and flexible space. The vaulted, beamed ceiling, solid wood flooring, two sets of French doors, kitchenette and wet room means it's perfectly suited for independent living or guest accommodation.

Outside

Electric gates open to a generous driveway providing parking for multiple vehicles and giving access to the triple garage block, having three electric up and over doors, plumbing for a washing machine and tumble dryer, a separate boiler serving the annexe, a boarded loft for storage, and houses the battery storage system for the solar panels discreetly positioned to the rear. The gardens are completely enclosed and beautifully maintained, mainly laid to lawn with mature borders, several terraces including a main patio entertaining area wrapping around the side and rear of the house, designed to make the most of the sun throughout the day.

Tenure: Freehold.

Local Authority: Harborough District Council

Tax Band: G

Listed Status: none

Conservation Area: none

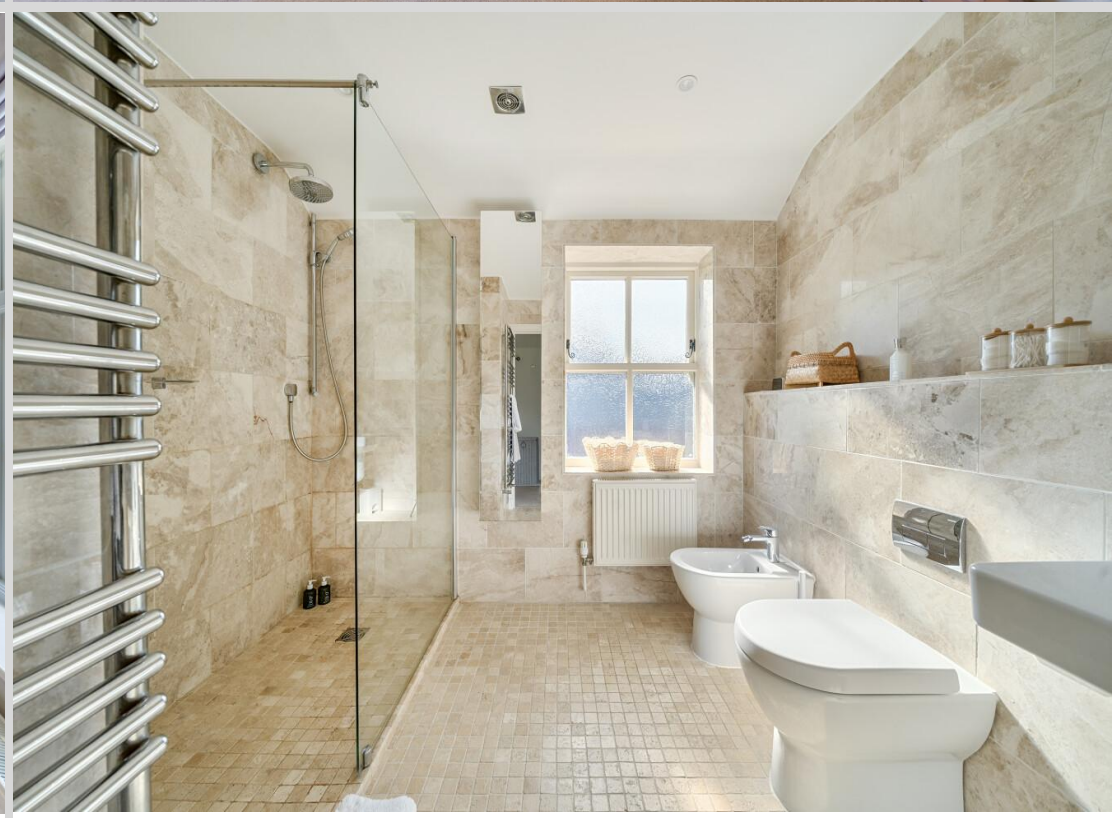
Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Fibre broadband (FTTC), 450 mbps

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

Flooding issues in the last 5 years: None our Clients are aware of.







Bowden Road, Thorpe Langton, Market Harborough, LE16



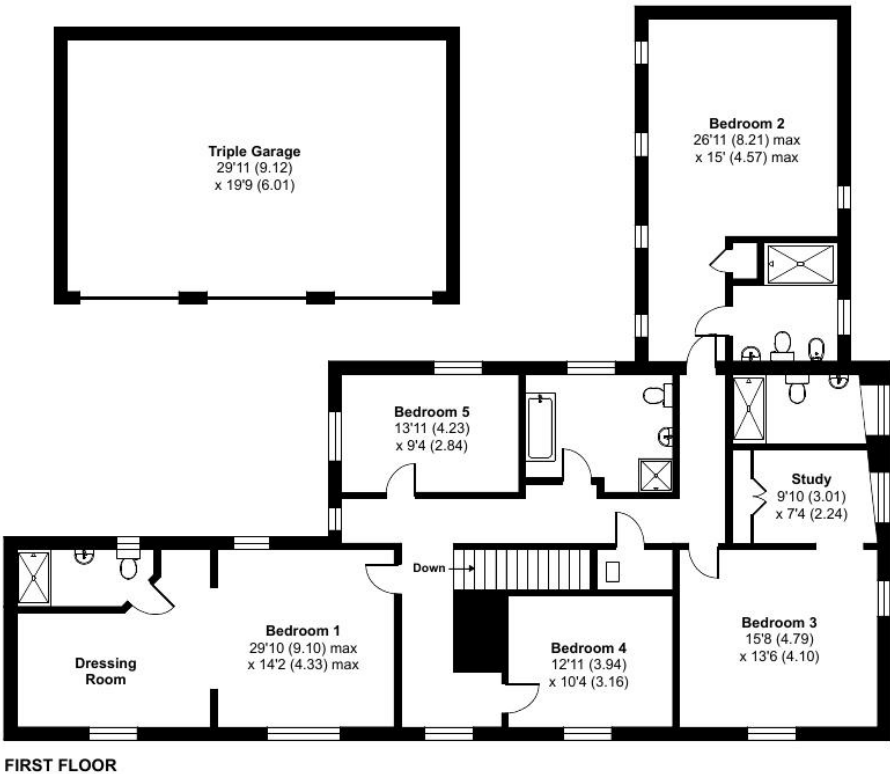
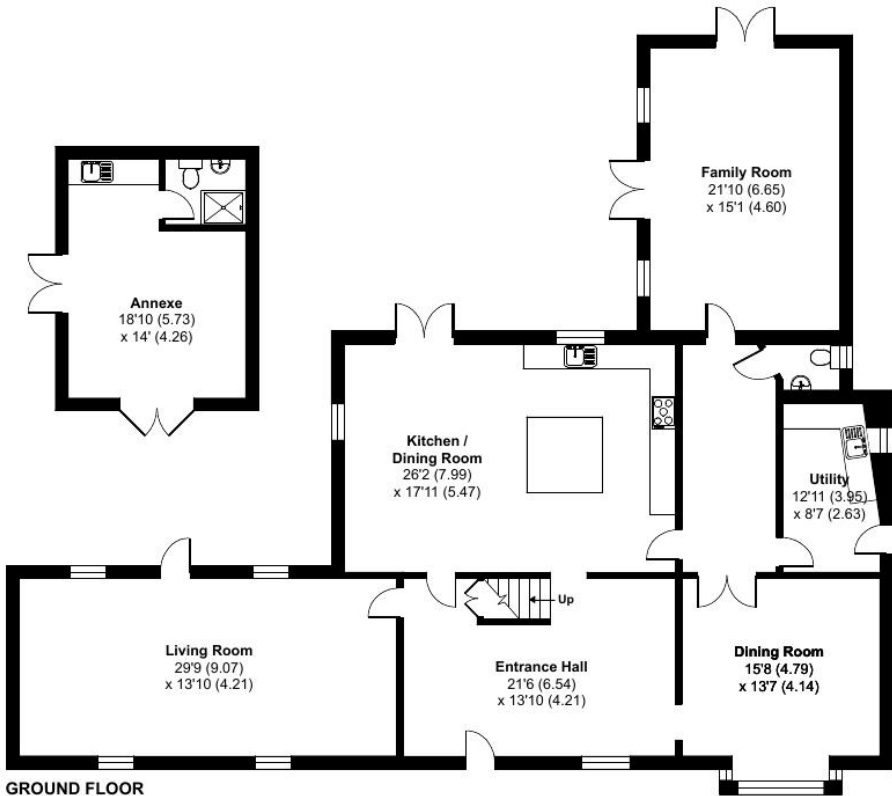
Approximate Area = 4042 sq ft / 375.5 sq m

Garage = 595 sq ft / 55.3 sq m

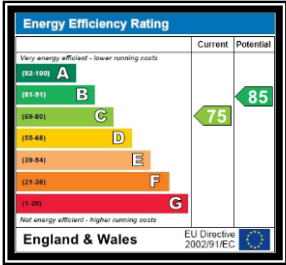
Annexe = 263 sq ft / 24.4 sq m

Total = 4900 sq ft / 455.2 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). © nichecom 2025. Produced for James Sellicks Estate Agents. REF: 1362358



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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.

