



HIGHFIELD HOUSE

BOWDEN RIDGE
MARKET HARBOROUGH

GUIDE PRICE: £850,000



Spacious Family Home with Beautiful Gardens and Versatile Living Space.

This impressive home offers generous and flexible accommodation arranged over two floors, complemented by mature gardens and ample parking.

Reception hall • ground floor shower room • ground floor bedroom • dining room • study • snug with French doors onto the garden • conservatory • dining kitchen • utility room • bedroom/sitting room with doors to balcony & terrace • two bedrooms • bathroom • driveway • double garage • landscaped gardens • EPC - C

Location

Bowden Ridge is a highly sought after area within the County. The nearby town of Market Harborough provides a wide range of shopping, leisure, education and recreational facilities with a mainline train service within convenient walking distance, giving access to London St. Pancras in under an hour. Schooling is well catered for in both the state and private sector. Of particular note are Uppingham School, Oakham School, Stoneygate School, Leicester Grammar, the latter two both in Great Glen.

Accommodation

A welcoming reception hall with a solid wood front door leads to the main ground floor rooms. To the front, there is a comfortable downstairs bedroom complete with fitted wardrobes and a wash hand basin, along with a shower room. A dining room and study both enjoy front-facing windows. A snug features a charming gas fireplace and double-glazed French doors opening to the rear garden, while the conservatory provides additional living space and garden access, perfect for relaxing or entertaining.

The dining kitchen enjoys a delightful bay window overlooking the garden and offers an excellent range of eye and base-level units with oiled teak preparation surfaces, a range-style cooker with tiled splashback, and tiled flooring throughout. A utility room provides further storage, a Belfast sink, and plumbing for laundry appliances, with access to the rear porch and double garage.

To the first floor, the landing includes loft access, an airing cupboard, and a front-facing window. The sitting room (or additional bedroom) is a real feature, spacious and bright, with twin windows to the front and patio doors opening to a balcony and large terrace overlooking the garden and trees beyond. It also benefits from a feature gas fireplace and a convenient dumbwaiter connecting to the kitchen.

There are two further well-proportioned bedrooms, each with fitted wardrobes and wash hand basins. The family bathroom offers a four-piece suite and a window to the rear.





Outside

The property enjoys a large tarmac driveway providing ample parking and access to the double garage with electric door, power, lighting, and a rear access door. The front garden is laid to lawn with attractive rose borders and a side gate leading to the stunning rear gardens, which feature shaped lawns, several patio areas, a rose garden, greenhouse, and well-tended fenced and hedge boundaries.

Tenure: Freehold.

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

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, speed unknown.

Construction: Believed to be Standard.

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

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

Accessibility: Two-storey property, no specific accessibility modifications made.

Planning issues: None our Clients are aware of.

Satnav Information

The property's postcode is LE16 7EJ, and house number 3.





Bowden Ridge, Market Harborough, LE16

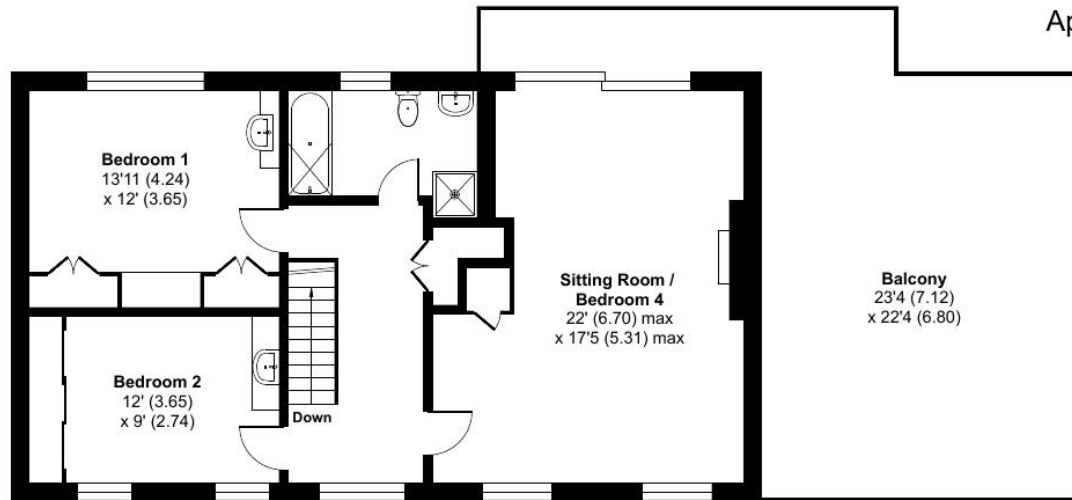


Approximate Area = 2127 sq ft / 197.6 sq m

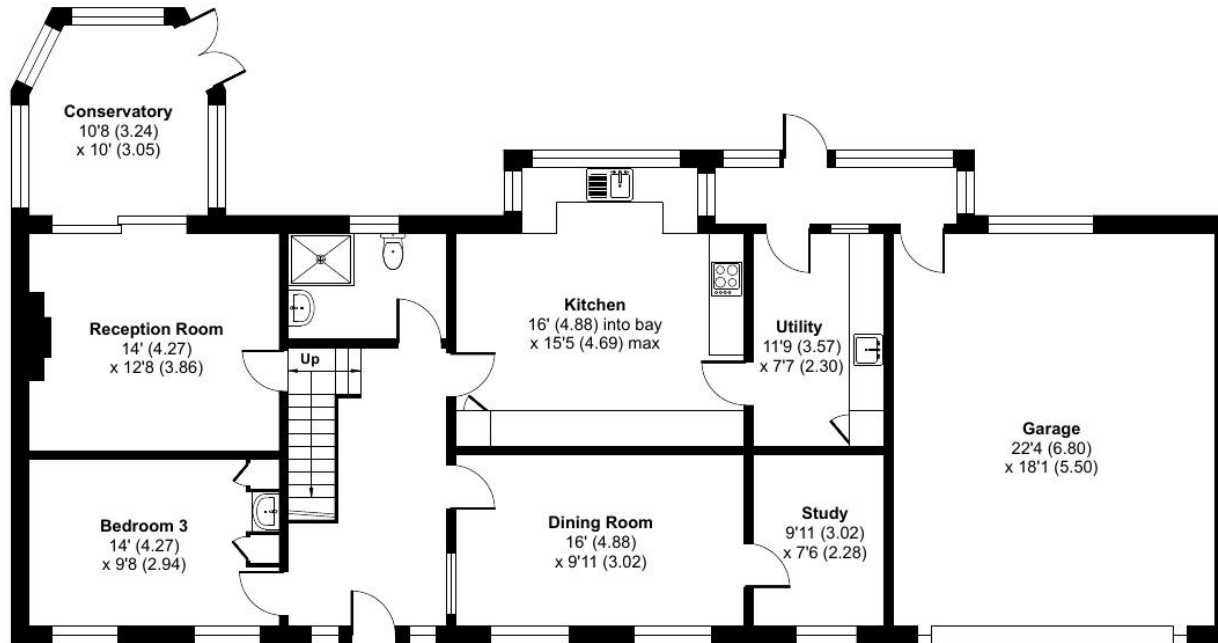
Garage = 397 sq ft / 36.8 sq m

Total = 2524 sq ft / 234.4 sq m

For identification only - Not to scale



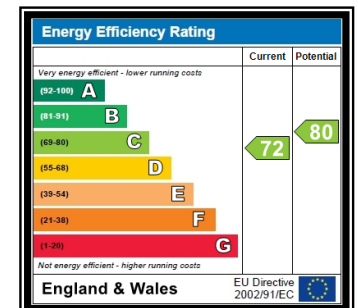
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for James Sellicks Estate Agents. REF: 1373426





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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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