



THE CHESTNUTS | TUR LANGTON



THE CHESTNUTS, MAIN STREET TUR LANGTON, LEICESTERSHIRE. LE8 0PJ

A rare opportunity to purchase a charming house situated within the heart of this highly regarded village, surrounded by fine housing stock. Sitting in over one and a half acres of grounds The Chestnuts offers a high degree of privacy and benefits from brick outbuildings, greenhouse, and garage.

The property has been extended whilst retaining many original features and offers a wealth of charm and character. The accommodation is set over three floors and in brief provides the following accommodation: Entrance Hall, sitting room, dining room, study, garden room, dining kitchen, utility room. To the first floor, there are three bedrooms and the master suite with a further bedroom and attic space to the second floor.

GROUND FLOOR

- SITTING ROOM
- DINING ROOM
- STUDY
- GARDEN ROOM
- BREAKFAST KICHEN
- UTILITY ROOM
- CLOAKROOM

FIRST FLOOR

- MASTER BEDROOM
- DRESSING ROOM
- EN-SUITE SHOWER ROOM
- BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- FAMILY BATHROOM

SECOND FLOOR

- BEDROOM FIVE
- ATTIC ROOM

FEATURES

- SPACIOUS ACCOMMODATION
- GARAGE
- BRICK OUTBUILDINGS
- LANDSCAPED GROUNDS
- ORIGINAL FEATURES
- HIGH DEGREE OF PRIVACY
- ALARM SYSTEM
- EPC: E

LOCATION

This attractive village stands on the edge of the Welland Valley, north of the market town of Market Harborough and is surrounded by some of Leicestershire's finest countryside.

The village benefits from a public house, country church and village hall. The Manor has a café, hairdressers and various retailers. A comprehensive range of shopping and leisure facilities are available in Market Harborough along with a mainline rail link to London St Pancras international which can be reached in approximately one hour.

There is easy access to the extensive Midlands motorway network; Junction 20 of the M1 motorway is about 15 miles to the west of Tur Langton, at Lutterworth, and the A14 (A1/M1 link road) is approximately 8 miles to the south at Kelmash.

A primary school and private pre-school are located in the neighbouring village of Church Langton. Other schools in the area include Leicester Grammar, Stoneygate Preparatory at Great Glen and Spratton Hall. Public schools can also be found in Uppingham and Oakham. State schools are at Market Harborough, Kibworth and Uppingham.

Golf courses can be found at Kibworth Beauchamp, Leicester, Market Harborough and Kilworth Springs. Water sports and fishing are available at Rutland Water, Saddington Reservoir and Eyebrook Reservoir near Uppingham.



GARDENS

The property is approached via a double timber gate with adjoining pedestrian gate, the front boundary is depicted by a brick wall with established planting softening the overall effect. The drive sweeps into the property and provides off road parking for several vehicles. The landscaped grounds are a visual delight with an abundance of specimen trees and shrubs, providing year-round interest. Whether a keen horticulturist or a lover of privacy, this is a space that will work for you.

Adjacent to the utility room there is a partly walled kitchen garden with established beds and a greenhouse, to the front of the property there is established planting, whilst to the rear it is hard landscaped patio area ideal for outdoor entertaining an al-fresco dining, there are several other seating areas throughout the one and a half acres positioned to enjoy the ever changing landscape.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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