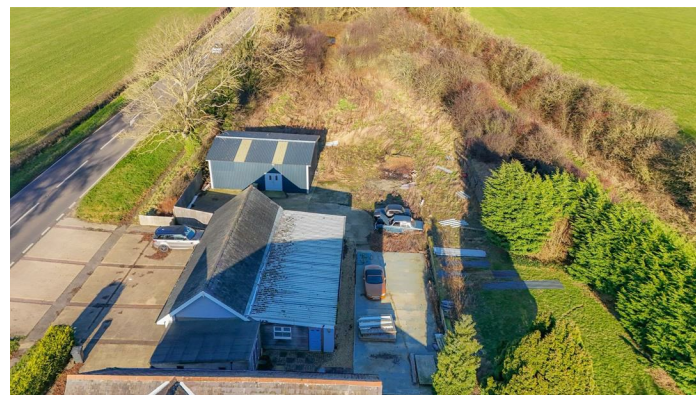




**HOW TO GET THERE**

From the A508 Northampton to Market Harborough Road see through the village of Kelmarsh onto the village of Great Oxendon, before reaching the village of Great Oxendon, Oxendon Lodge substantial property is on the right hand side before you get to the village of Great Oxendon.



**SERVICES**

Main drainage gas water and electricity are connected. There is a private septic tank.

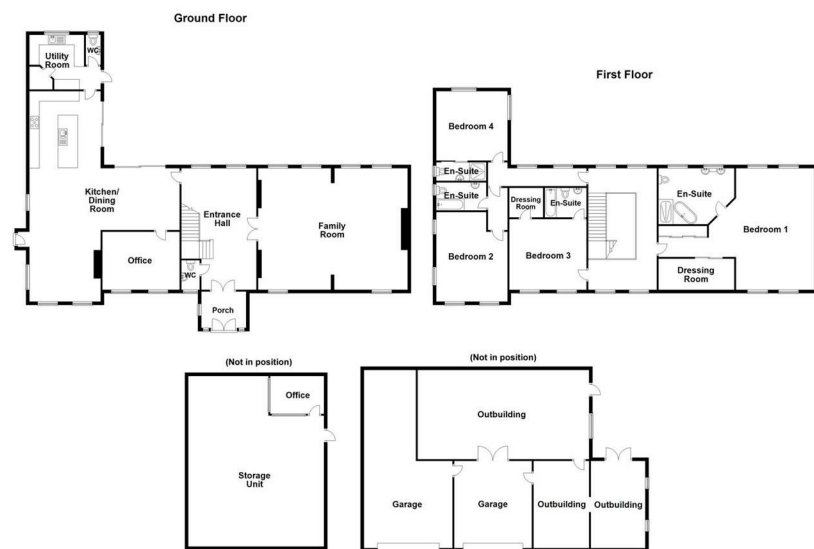
**BUYERS PREMIUM CHARGE**

The purchaser will be required to pay a buyers premium charge of £3,600 (£3,000 plus VAT).

**BUYERS ADMINISTRATION CHARGE**

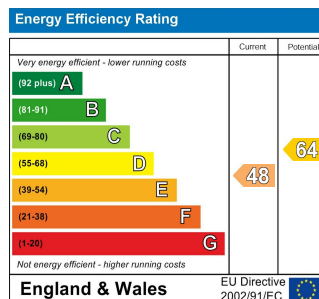
The purchaser will be required to pay an administration charge of £900 (£750 plus VAT).

**LOCAL AMENITIES**



For illustration purposes only - not to scale

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**Oxendon Lodge Northampton Road, Great Oxendon, Market Harborough, Leicestershire, LE16 8NL**



**For auction Auction Guide £750,000**

FOR SALE BY AUCTION ON WEDNESDAY 14TH OF FEBRUARY 2024 AT 11AM  
 SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £750,000 to £775,000

VIEWINGS BY APPOINTMENT ONLY- (SAT 27/1/24, SAT 03/02/24 & SAT 10/02/24) 1:30pm-2pm

Substantial detached residence converted from five railway workers cottages in the 1970's now offering 4,300 square foot of living accommodation with an extensive range of outbuildings and garaging together with a paddock with a separate vehicle access and approx two acres of grounds in total. The property stands in a rural location with views over open countryside on the outskirts of the north Northamptonshire village of Great Oxendon. The property may have development opportunity to build a number of properties in the grounds subject to planning permission.

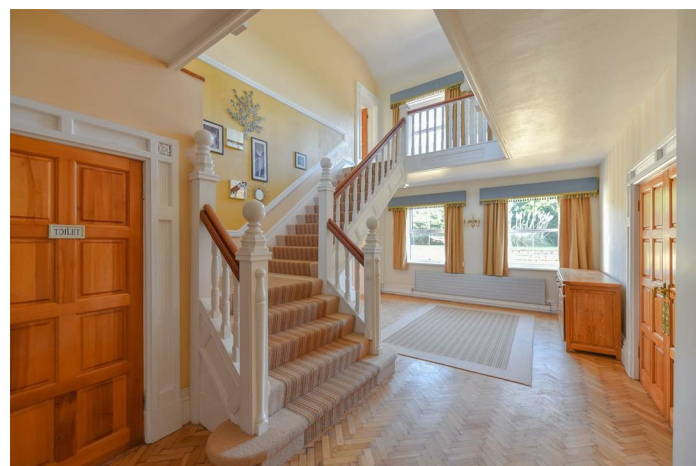
# Oxendon Lodge Northampton Road, Great Oxendon, Market Harborough, Leicestershire, LE16 8NL

## ACCOMMODATION

The accommodation comprises reception hall with staircase rising to the first floor gallery landing, cloakroom, 30 foot sitting room, office, family room, 40 ft open-plan kitchen with central island and dining area, utility room and further cloakrooms. The first floor is a 30 foot master bedroom with dressing room and en-suite and the three further double bedrooms all have en-suite bathrooms and shower room.

## ENTRANCE HALL

9'2 x 7'7



## INNER HALLWAY

20'4 x 14'8

## CLOAK ROOM

## LOUNGE

30'3 x 24



## OFFICE

15'3 x 11'4

## KITCHEN/BREAKFAST FAMILY & DINING ROOM

41'4 x 29'8



## KITCHEN



## DINING AREA



## UTILITY ROOM

11'11 x 10'5

## CLOAK ROOM

## FIRST FLOOR LANDING

24'2 x 14'7

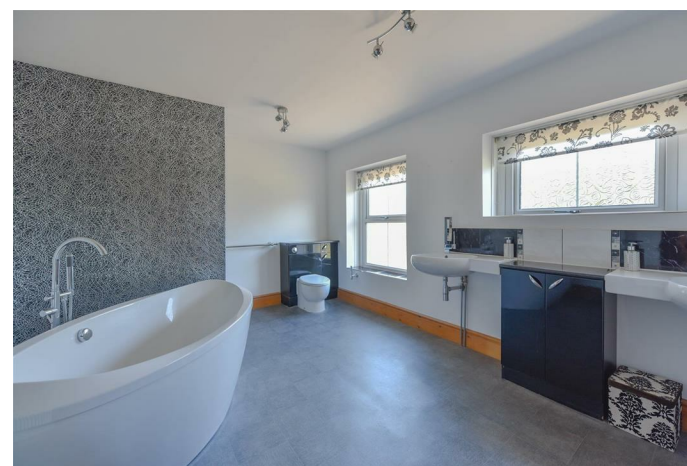
## BEDROOM ONE

30'7 x 24



## EN-SUITE

14'9 x 11



## BEDROOM TWO

15'5 x 13'9



## EN-SUITE

8,7x 5'8

## BEDROOM THREE

17'5 x 14'2

## EN-SUITE

9'8 x 5'2

## BEDROOM FOUR

14'3 x 13'8

## EN-SUITE

9'8 x 3'5

## OUTSIDE

Comprising a front garden, off road-parking and driveway leading to the multiple garages with secure gated off-road parking for numerous vehicles. The property stands on approximately two acres of grounds with approximately one acre of grass paddock with separate vehicle access. To the rear of the property there is a stone patio area and lawn and approximately 3,000 square foot of garaging and work shop offering the perfect opportunity for someone looking to run a business. The property also offers provides a development opportunity to build a number of properties in the grounds subject to the aquisition of relevant planning permission.

## PADDOCKS



## TRIPLE GARAGE

## COMMERCIAL SHED



For further information on viewing call 01604 259773