



“Oak House”





Oak House  
Manor Farm Close  
Tugby  
LE7 9BS



## “Oak House”

Built by the highly regarded builder, Mulberry Homes, Oak House is one of just 10 properties nestled down a private cul de sac with the benefit of its own (approx) 0.6 of an acre paddock, an oversized double garage, south-west facing garden and boasts an exceptionally high standard of accommodation throughout measuring approximately 3681 sqft.





## Property Highlights

Offered for sale with no onward chain, this executive family home is sure to impress with a host of upgrades and flexible family living with the potential to also create an annexe area in the former garage.

Situated in the sought-after village of Tugby, the property offers a desirable setting with the perfect balance of rural living and the convenience of being just 13 miles from Leicester, 12 miles from Market Harborough and 7 miles from Uppingham. Uppingham and Leicester Grammar school are also both on the school pick up route. The village itself benefits from a traditional pub, village hall, primary school and a neighbouring café down the road, as well as the rolling countryside.

Entrance is gained through the composite front door with side light window into the welcoming entrance hall offering a grand and open feel. The impressive central hallway features large tiled flooring, deep skirting boards and LED spotlights creating a charming, yet contemporary feel with stairs rising to the first floor and a tall feature window floods natural light into this open space. There is access to two generous storage cupboards including a cloakroom cupboard with hanging rail and a guest WC.

The high-quality kitchen/dining room is located to the right of the entrance hall with double doors opening into this truly stunning room with continued tiled flooring, a dual aspect, ample space for a dining table and chairs and a stunning, central island. This exceptional kitchen has been designed with entertaining in mind with the central island benefitting from a large breakfast bar, a wealth of high-quality fixtures and fittings, LED and pendant lighting and oak, double doors lead through to the second reception room, extending the entertaining even further with flexibility in mind.



## Property Highlights

The high specification kitchen/dining room features an array of shaker style eye and base level units, a granite worktop with up stand and slate tiled splash backs and a stainless steel one and a half bowl sink with draining grooves. The kitchen comprises a host of integrated appliances to include a Bosch dishwasher and wine cooler and features an electric dove grey 'AGA'. There is also space for an American style fridge/freezer, a host of storage including a pull-out pantry, deep set drawers and under counter lighting.

Generously sized utility/boot room with continued large, tiled flooring, a host of eye and base level units with full height larder storage, a stainless-steel sink and space and plumbing for a washing machine and tumble dryer. This fantastic room measures approximately 22.3 ft in length, and provides ample room for coats and shoes storage, direct access into the garden and internal access into the oversized double garage.

Second sitting room with double doors from the kitchen/dining room and access from the hallway, featuring Karndean flooring, a dual aspect with bi folding doors leading out to the garden and a feature multi-fuel burner.

Formal dining room with a window overlooking the garden, LED and pendant lighting and ample space for a large table and chairs.

Well-proportioned living room with a generous window to the front elevation overlooking the driveway and property's private paddock, and bi folding doors lead out to the garden to the rear. This beautifully appointed space has been finished to a high standard and retains a wealth of charm with its feature multi fuel burner recessed with a brick hearth and stone surround and mantle.

Stairs rise to a truly impressive galleried first floor landing, boasting a large window with electric remote controlled blinds overlooking the rear garden. The generous space also benefits from an additional window facing the driveway, a storage cupboard with rails and shelving, a separate airing cupboard, and a loft hatch to a fully boarded attic with a drop-down ladder.



# Property Highlights

Five immaculately presented bedrooms, all in excellent decorative order with four bedrooms being double in size and bedroom five offering a large single or ideal home office.

The luxury main bedroom boasts a desirable triple aspect with views over the south-west facing garden, LED and pendant ceiling lighting and a door through to a fantastic dressing room and an excellent en-suite bathroom.

The dressing room features an array of bespoke built wardrobes with LED lighting and two-tier hanging rails and shelving, LED ceiling spotlights and a window to the side elevation.

The en-suite bathroom boasts attractive porcelain and ceramic floor and wall tiling, LED ceiling spotlights, a tall chrome heated towel rail and a storage cabinetry with a quartz top. A white Villeroy & Boch five piece suite includes an oversized shower, a charming stand-alone bath, two wash hand basins with vanity units beneath and a low level WC.

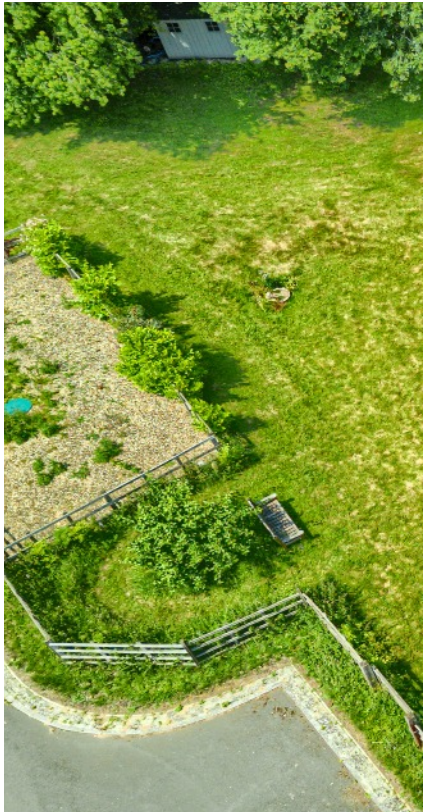
The second bedroom also features a dual aspect, an array of bespoke built wardrobes with LED lighting, and a modern en-suite bathroom.

The en-suite bathroom comprises porcelain and ceramic floor and wall tiling, LED ceiling spotlights, a heated towel rail, a storage unit with a quartz top and a white four piece suite to include an oversized shower, a panel enclosed bath, a wash hand basin with a vanity unit beneath and a low level WC.

Bedrooms three and four benefit from a fantastic shared en-suite bathroom and built in wardrobes with eaves storage behind, providing excellent storage. The stunning en-suite bathroom boasts a high vaulted ceiling with a Velux window, porcelain and ceramic floor and wall tiling, LED ceiling spotlights, a chrome heated towel rail, a storage unit with a quartz top and a white four piece suite to include an oversized shower, a panel enclosed bath, a wash hand basin with a vanity unit beneath and a low level WC.

Oversized double garage, spanning approximately 23’7 x 19’10 with two Hormann electric up and over doors, automatic lighting, power sockets a window to the side elevation, and doors to the utility room and the rear garden. This fantastic storage space also has permitted development rights, offering the potential to convert to a home gym, a studio or downstairs bedroom with an en-suite, whilst also having the space remaining for parking two cars side by side. (Subject to relevant planning approval).

The property benefits from a 10% ownership of the management company and is subject to an annual service charge of approximately £478 per annum to help maintain the shared, private road and grounds (excluding the freehold property’s land and paddock).





## Outside

Nestled down a private road, shared with just 10 properties, this select one off built development offers an exclusive position in the sought-after village of Tugby. Built by Mulberry Homes, the property offers a charming red brick exterior with cream windows and an oak porch boasting attractive curb appeal. Set back the property benefits from a gated block paved driveway providing off road parking for seven cars and access to the double and a half garage via the electric doors. The neat frontage is retained by a low level hedgerow with planted borders, side access to the rear garden and the driveway flows up to the front door with oak porch and EV charger.

Directly opposite the property is a private agricultural paddock offering an extension to the property's current garden measuring approximately 0.6 of an acre. This rare opportunity offers the flexibility of a further garden to enjoy, currently with an orchard benefiting from a host of fruit and oak trees including apple, pear, plum, mulberry, blackberry, gooseberry bushes and many more. As the land is agricultural there is also the opportunity to house animals if desired.

The impressive south-west facing garden has been beautifully designed after being professionally landscaped and offers a great degree of privacy. The garden boasts a variety of sections, ideal for outdoor entertaining with two patio areas, high-quality composite decking, a further ceramic patio area with a fantastic metal pergola and a beautifully kept lawn with a host of mature plantings within raised borders and well-manicured hedgerow. The garden also benefits from outdoor ample power sockets, a timber shed, a gate to the front elevation and access to the garage.



#### Measurements

##### Living Room -

5.41m x 4.47m (17'9" x 14'8") max

##### Dining Room -

4.19m x 3.71m (13'9" x 12'2")

##### Snug -

5.38m x 4.44m (17'8" x 14'7")

##### Kitchen/Dining Room -

6.86m x 5.54m (22'6" x 18'2") max

##### Utility -

6.78m x 1.57m (22'3" x 5'2")

##### WC -

2.18m x 1.24m (7'2" x 4'1")

##### Main Bedroom -

4.52m x 4.27m (14'10" x 14'0")

##### Main Dressing Room -

3.4m x 3.02m (11'2" x 9'11")

##### Main En Suite -

3.56m x 2.67m (11'8" x 8'9")

##### Bedroom Two -

5.56m x 3.18m (18'3" x 10'5")

##### Dressing Room Two -

2.64m x 2.31m (8'8" x 7'7")

##### En Suite Two -

2.84m x 2.31m (9'4" x 7'7")

##### Bedroom Three -

4.17m x 3.43m (13'8" x 11'3")

##### Bedroom Four -

4.19m x 3.51m (13'9" x 11'6") max

##### Shared En Suite -

2.87m x 2.34m (9'5" x 7'8")

##### Bedroom Five/Study -

2.87m x 2.01m (9'5" x 6'7")

##### Double Garage -

7.19m x 6.05m (23'7" x 19'10") max



63 High Street, Market Harborough,  
Leicestershire, LE16 7AF

Sales (01858) 410400

email: [marketharboroughsales@hendersonconnellan.co.uk](mailto:marketharboroughsales@hendersonconnellan.co.uk)

#### CONNECT with Henderson Connellan - SMART



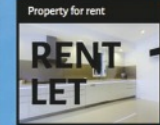
Selling Our Way



Featured Properties



Property for sale



Property for rent



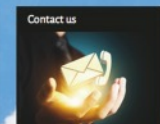
Meet the team



Village & country



Talking homes



Contact us



Property Search

☐ Sales ☐ Rentals

Street/Postcode

Bedrooms

Any # Bedrooms

Location

Any Property Type

Price

No Min

No Max

Submit Search