

# The Woodlands

MARKET HARBOROUGH



JAMES  
SELICKS



Occupying a superb south facing private plot on one of Market Harborough's most desirable and established residential roads, this exceptional detached residence has been beautifully maintained and cleverly extended by the current owner to create a home of considerable style and substance. Extending to over 3,600 sq. ft, the property offers a seamless blend of elegant proportions and contemporary design, with a superb open-plan living kitchen forming the heart of the home.

One of Market Harborough's most sought-after residential addresses • Extended and finished to an exacting standard • Approx. 3,600 sq. ft including garage and outbuilding • Impressive open-plan living kitchen with vaulted ceiling • Three elegant and versatile reception rooms • Principal suite with luxurious ensuite • Three further bedrooms • Family bathroom • Detached workshop/outbuilding • Oak framed double garage • Mature, private gardens • In-out driveway

#### Accommodation

The property is entered into an entrance porch leading to a welcoming reception hall, immediately conveying the quality and attention to detail evident throughout. The principal reception spaces are both generous and refined, including a superb sitting room with double doors opening outside, plus access to the garden room, all enjoying views over the outdoor space. A spacious family room is open plan to a dining room/study which completes the reception rooms.

Undoubtedly the principal feature of the home is the outstanding open-plan living kitchen with vaulted ceiling. This impressive space is beautifully appointed and flows effortlessly and is perfectly positioned to take in views across the rear garden. Integrated appliances include an AEG fridge and freezer, twin Neff combination ovens, five ring gas hood with Miele hood over and a Neff dishwasher. Quartz worktops compliment the contemporary cabinetry and house an undermounted sink. A tiled floor benefits from underfloor heating throughout. A pantry provides additional storage, and a well-equipped utility room, with useful shower, enhances the practicality of the room.

To the first floor, the accommodation continues to impress, with a particularly generous principal bedroom with an ensuite. Three further bedrooms are all well-proportioned, served by a family bathroom, providing excellent accommodation for family life and visiting guests.

#### Outside

The property sits towards the head of the cul-de-sac, in a private and secluded corner of this most prestigious of roads and is approached via a substantial in-out driveway providing ample off-road parking and access to an oak framed double garage and a large workshop thought suitable for an excellent gym/home office or ancillary accommodation.

The rear gardens are a notable feature, having been thoughtfully landscaped to create a private and tranquil setting, with expansive striped lawns and well-established planted borders. Tall hedges provide privacy, and there are several York stone patio entertaining areas, a water feature, and a fabulous kitchen garden to the side.

#### Thatched Roof

The thatched roof was replaced entirely in 2021. In addition, there is an extant planning consent to replace the thatch with roof tiles. Planning reference 16/00035/FUL, [harbrough.gov.uk](http://harbrough.gov.uk)





#### Location

The Woodlands has long been regarded as one of Market Harborough's most prestigious addresses, lying on the northern fringes of the town, in a quiet setting with houses particularly well-spaced. The market town of Market Harborough offers excellent shopping and supermarket facilities including Waitrose, Sainsbury's and Tesco, schools, restaurants, bars, a theatre, and leisure centre. For the commuter, there are mainline rail services to London St Pancras with its new Eurostar link, the M1 is accessible at junction 20, and the A14 lies to the south.

**Tenure:** Freehold **Tax Band:** G

**Local Authority:** Harborough District Council

**Listed Status:** Not Listed **Conservation Area:** No

**Services:** The property is offered to the market with all mains services and gas-fired central heating and wet underfloor heating.

**Loft:** Boarded, insulated, lit with ladders

**Meters:** Gas and Electric smart meters and a water meter

**Broadband delivered to the property:** FTTP (87mbps)

**Non-standard construction:** Believed to be of standard construction

**Wayleaves, Rights of Way & Covenants:** Yes

**Tree Preservation Order(s):** Yes

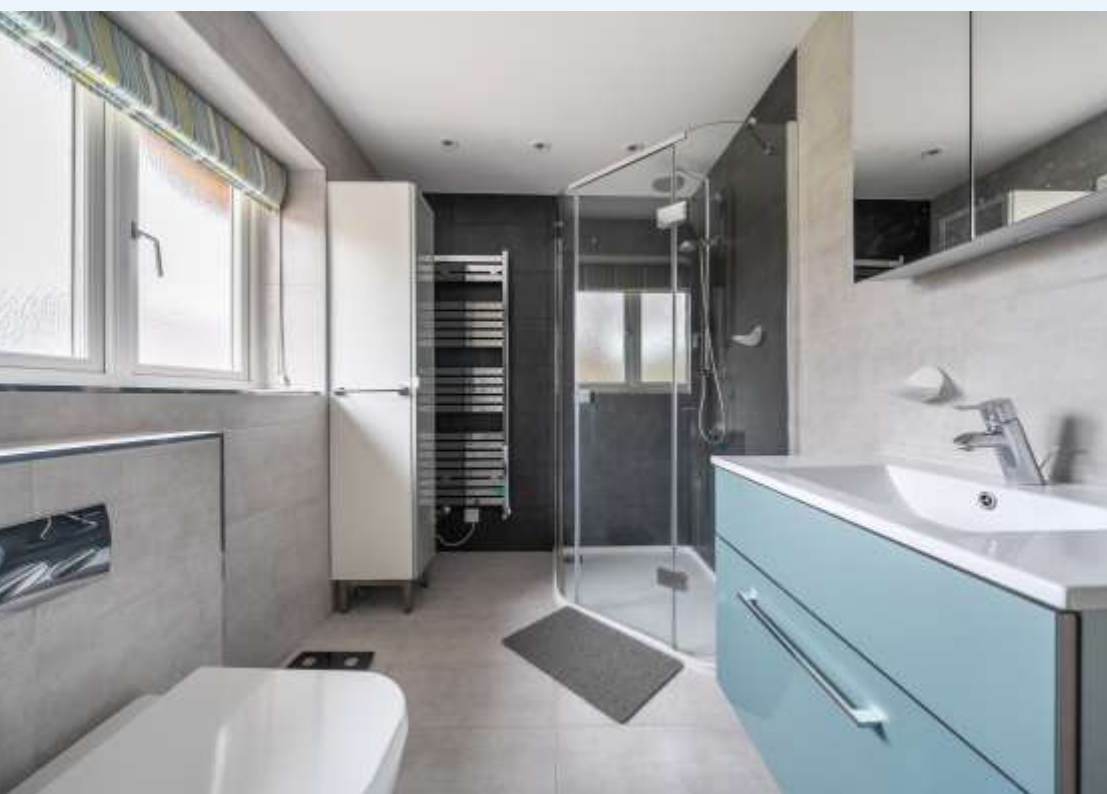
**Flooding issues in the last 5 years:** No

**Accessibility:** Two storey dwelling

**Planning issues:** None our clients are aware of

**Satnav Information:** The property's postcode is LE16 7BW, and house number 3.







# The Woodlands, Market Harborough, LE16

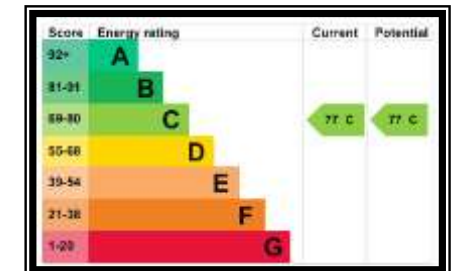
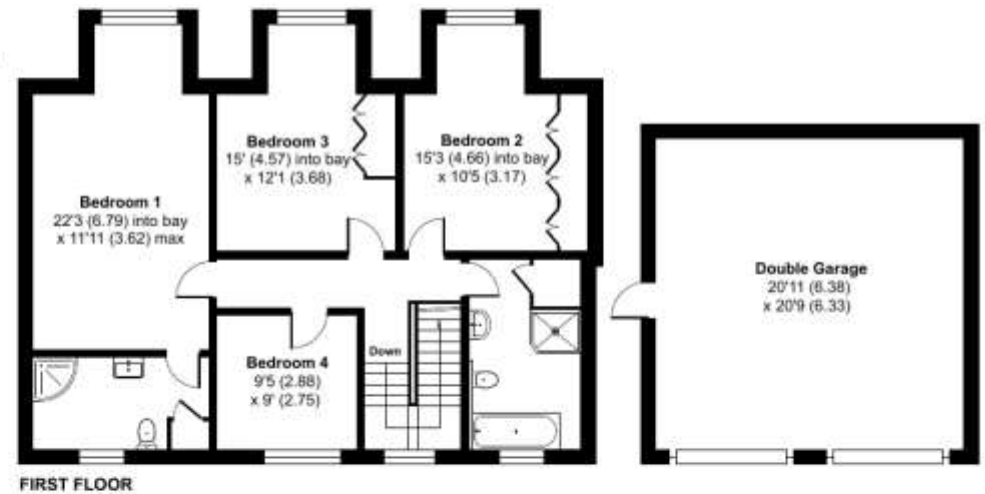
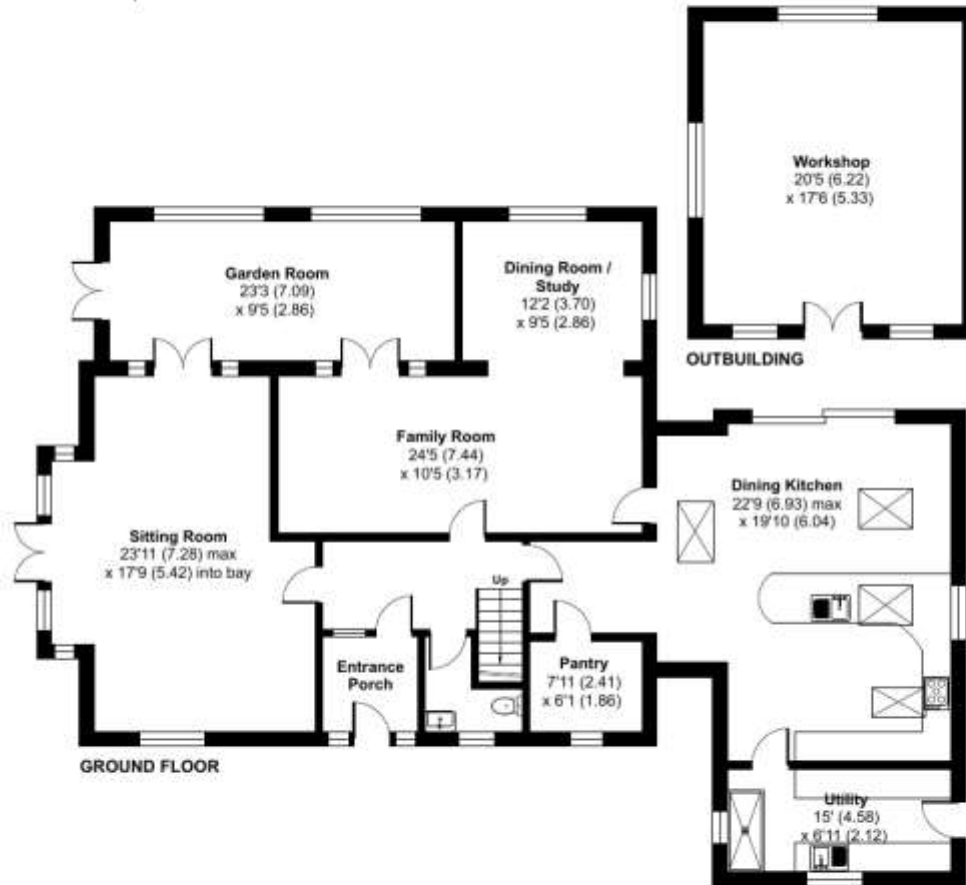
Approximate Area = 2809 sq ft / 260.9 sq m

Garage = 435 sq ft / 40.4 sq m

Outbuilding = 357 sq ft / 33.1 sq m

Total = 3601 sq ft / 334.4 sq m

For identification only - Not to scale



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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.

