



BY DESIGN



East Wing | Oxendon Hall

Great Oxendon, Market Harborough

A Downsizer's Dream: Four Bedroom Luxury Lock-Up-and-Leave Home within a Country House Conversion

This elegant four bedroom luxury town house, forms part of a refined country house conversion, just three miles from Market Harborough. With contemporary living, garage, private terrace, and communal gardens, it is ideal for downsizers seeking country living and convenience

From the moment you arrive, the sense of proportion is unmistakable. Lofty ceilings, graceful sash windows with plantation-style shutters and generous room dimensions create interiors filled with natural light, while recent improvements with considered design have introduced a calm, contemporary finish that complements the building's heritage, rather than competing against it. The accommodation unfolds across three floors, each designed to offer flexibility without compromising elegance.

Enjoying a peaceful position in the sought-after village of Great Oxendon, which features The George, (an award-winning restaurant and bar), Waterloo Cottage Farm Shop, (with locally sourced products from Leicestershire and Northamptonshire), a village hall, country walks and footpaths, including the nearby Brampton Valley Way, as well as excellent access to Market Harborough. The town's independent shops, restaurants, theatre and direct rail services to London St Pancras all being within easy reach, make East Wing a home that's practical and distinctive where you can enjoy rural tranquillity with outstanding connectivity.











Accommodation

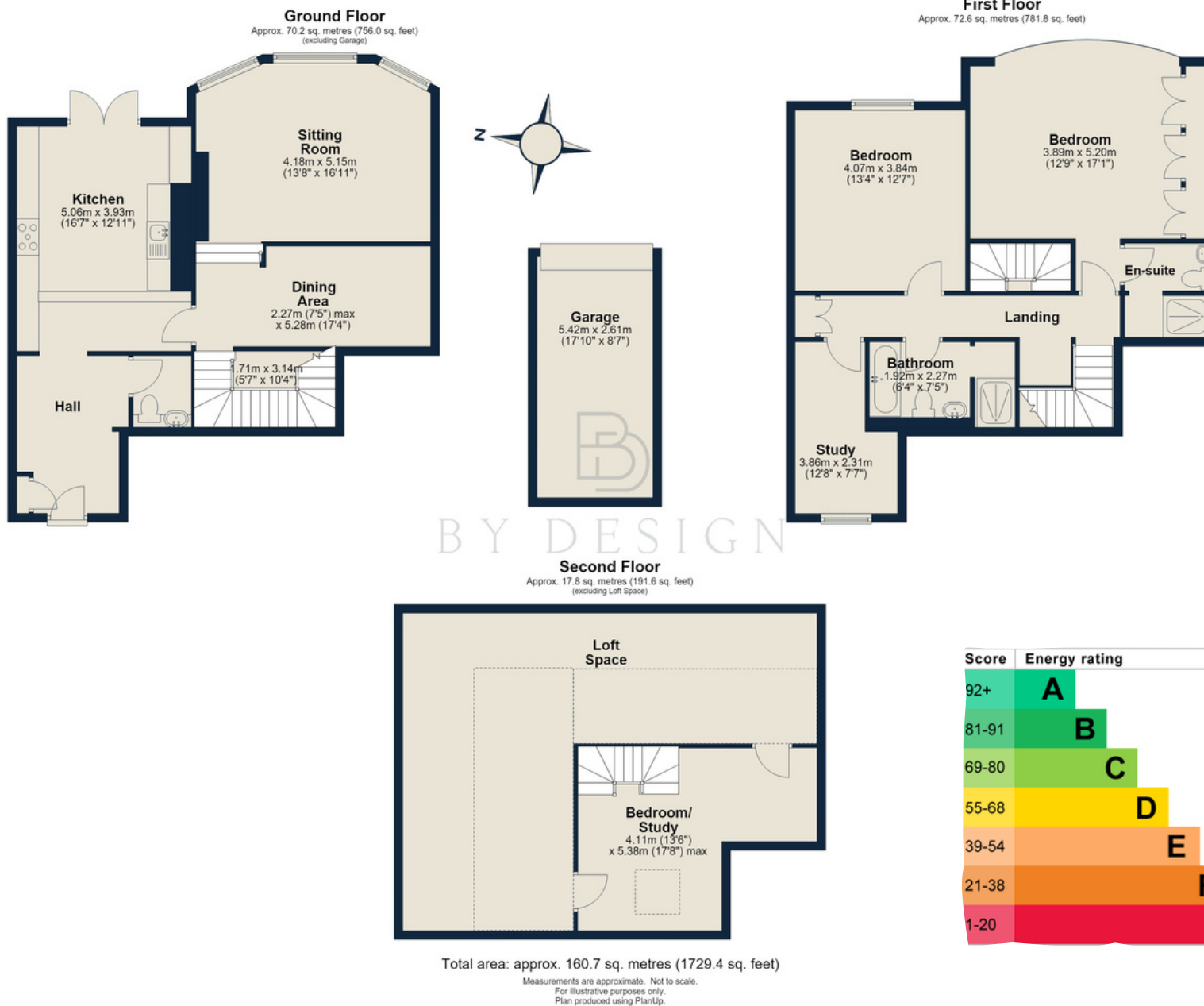
The private entrance opens into a welcoming reception hall with high ceiling. Oak flooring adds a touch of warmth, while a guest cloakroom is discreetly positioned to the side.

Steps lead down to the striking kitchen, a bright, high-ceilinged room re-fitted with sleek, contemporary cabinetry, integrated Bosch appliances and stone work surfaces that offer ample space, while shuttered French doors open directly onto the private terrace that provides a seamless extension to the home during the warmer months. Alongside the kitchen is one of the defining spaces of this home, an impressive split-level reception room where a beautifully proportioned dining area overlooks the sitting room where a large bay window with a triptych of tall sash windows frame views of the private terrace and manicured communal gardens, creating a remarkable backdrop for both relaxed, everyday living and entertaining in style.

The first floor continues the sense of space, where a galleried wall landing with bespoke bookcases also adds to the sense of style. The principal bedroom is beautifully proportioned with tall shuttered window, extensive fitted wardrobes and stylishly re-fitted en suite shower room.

A further double bedroom overlooks the gardens, while an additional room offers the flexibility as a fourth bedroom, study or dressing room. The well-appointed bathroom features a re-fitted, contemporary suite including bath and walk-in shower. The second floor offers another dimension, currently arranged as a workspace and library it could equally provide a bedroom suite, creative studio or private retreat/snug, with extensive adjoining loft storage.

Outside, the private gated terrace provides an attractive place for morning coffee, summer lunches or evening drinks, and, opens directly onto the communal gardens. The benefit of a secure, single garage and allocated parking space add further practicality. East Wing will appeal to you if you're seeking to downsize but reluctant to compromise. Retaining the volume, atmosphere and architectural presence often lost when leaving larger family home, yet offers a lifestyle that is both manageable and reassuringly secure without the demands of large house and grounds. It is equally suited as a permanent residence or an exceptional lock-up-and-leave home.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		





East Wing, Oxendon Hall, Great Oxendon



BY DESIGN



Charlie Sylvanus-Jones

By Design | Market Harborough & South Leicestershire

National audience

local knowledge