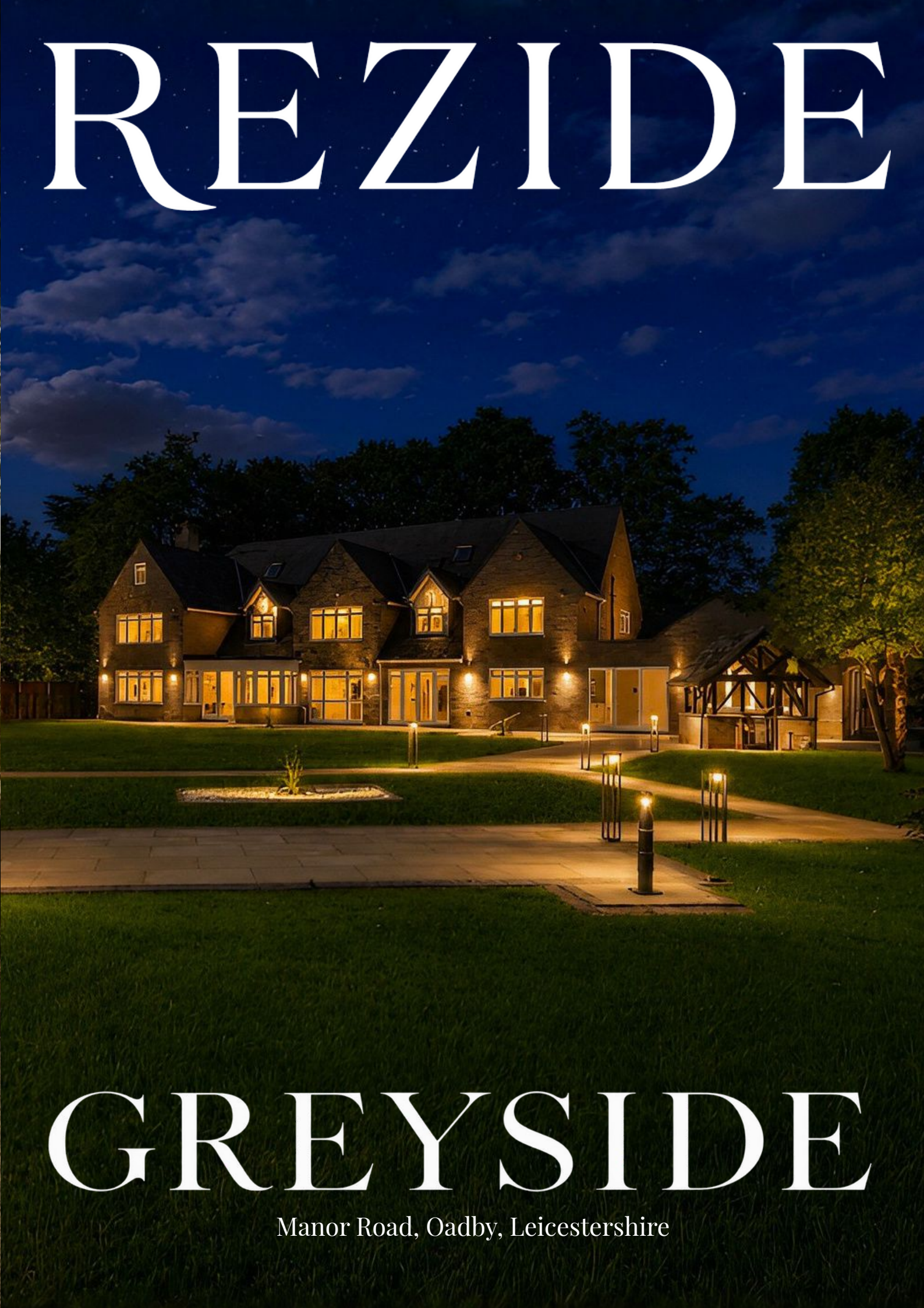




Every home has a story.
We tell it...

REZIDE

REZIDE



GREYSIDE

Manor Road, Oadby, Leicestershire

01 | INTRODUCTION

Established address. Reimagined home.

Set behind private gates on one of Oadby's established residential roads, Greyside is a substantial family home, comprehensively reimagined for modern living.

Generous proportions, considered interiors and refined detailing come together across three floors, creating a home designed as much for everyday family life as it is for entertaining. Yet there is more to Greyside than scale alone.

Originally a family home in its own right, its transformation has been approached with an understanding of how a house of this size actually needs to work — balancing impressive spaces with warmth, practicality and places to retreat.

Established in character. Contemporary in execution. Distinctly Greyside.



Zachary Oldershaw
Creative Director

 07712263185
Zachary@rezide.group

REZIDE

GREYSIDE

An established Oadby home, thoughtfully reimagined.





02 | THE SETTING



Manor Road is one of Oadby's established residential addresses, characterised by mature surroundings, generous plots and substantial individual homes.

Oadby has long been regarded as one of Leicestershire's most desirable places to live, combining the convenience of a thriving town with excellent access to Leicester and the surrounding countryside.

For families, education is a particular strength. Manor High School, Beauchamp College and Langmoor Primary School are all close at hand, while a number of highly regarded independent schools, including Leicester Grammar School, LGS Stoneygate and Leicester High School for Girls, are readily accessible.

Everyday amenities are equally convenient, while nearby green spaces including Brocks Hill Country Park and the University of Leicester Botanic Garden provide opportunities to escape into more natural surroundings. Leicester city centre, the wider road network and mainline rail connections towards London are all readily accessible.

Established surroundings. Exceptional connectivity. A setting made for family life.

03 | CRAFTED FOR FAMILY



Greyside was never conceived simply as a development.

Before its transformation, it was a family home — and that history can still be felt in the way the house has been reimagined. Rather than creating a series of impressive but disconnected rooms, the emphasis has been placed on how a large family actually lives. Spaces to come together. Spaces to entertain. And, just as importantly, spaces in which to find a little privacy.

That philosophy is accompanied by an exceptional level of specification. From the bespoke hand-painted solid-oak kitchen and quartz surfaces to carefully considered lighting, integrated technology, underfloor heating and a comprehensive smart-home and security system, the detail has been considered throughout.

A striking 24-light crystal chandelier introduces the home, while feature lighting, integrated audio and refined finishes continue through the principal living spaces.

Across three floors, the accommodation has the flexibility to evolve through different stages of life, with bedroom suites for children and guests, generous communal spaces and ground-floor accommodation offering genuine multi-generational potential.

It is substantial without losing its sense of home.

Because the best family houses aren't simply designed to impress. They're designed to be lived in.

04 | THE HEART

Every family home has a natural centre. At Greyside, it is here.

The kitchen and principal family living space form an expansive, open environment where cooking, dining and everyday life come together.

Bespoke hand-painted solid-oak cabinetry is paired with gold-veined quartz surfaces and a carefully selected suite of designer appliances, creating a kitchen that feels both substantial and timeless.

The scale of the adjoining living space allows it to be furnished and enjoyed in a number of different ways, while a sculptural fire and integrated surround-sound system bring warmth and atmosphere to the room.

Large areas of glazing draw the garden into the space and fill it with natural light, creating an easy relationship between inside and out.

Alongside the principal kitchen, a separate spice kitchen provides another layer of practicality, particularly valuable when entertaining on a larger scale, with adjoining laundry facilities keeping the working elements of the home discreetly separated.

This is a space capable of hosting a house full of people, yet equally comfortable on an ordinary morning with only the family at home.









05 | LIVING

For all the openness of Greyside, one of its greatest strengths is the ability to step away from it.

Beyond the principal family space, a series of more defined reception areas gives different generations room to live alongside one another without constantly sharing the same space.

The formal lounge extends to more than thirty feet, creating a genuinely impressive room for entertaining, while retaining a more intimate atmosphere through its traditional bay and carefully considered proportions. A bespoke media wall, integrated in-wall speakers and full surround sound introduce contemporary functionality without overwhelming the room.

Elsewhere, crystal lighting and considered architectural detailing add a sense of occasion, while the entrance and circulation spaces give the house the scale and presence expected of a home of this calibre.

There is somewhere to entertain more formally, somewhere to retreat at the end of the day and, throughout, a sense that every room has been allowed to retain its own identity.

Together when you want to be.
Apart when you don't.









06 | THE PRINCIPAL SUITE



A private retreat.

Occupying a generous part of the first floor, the principal suite feels deliberately removed from the more sociable spaces below.

The bedroom itself is beautifully proportioned, with considered feature lighting and a calm, understated palette, but it is the accommodation surrounding it that elevates the suite.

An exceptional dressing room provides more than twenty-five feet of bespoke wardrobe accommodation, incorporating sensor lighting, soft-close cabinetry and extensive storage.

The adjoining en-suite continues the same considered approach, with a freestanding bath, twin vanity arrangement, sintered-stone surfaces, polished chrome fittings and subtle sensor-controlled ambient lighting.

Together, the spaces create something closer to a private apartment than simply a bedroom.

There is room to dress, unwind and retreat.

A quieter side of Greyside, reserved entirely for its owners.







07 | EVERY GENERATION



A home of this scale should work for more than one generation. Greyside does.

Ground-floor bedroom accommodation provides a particularly valuable degree of flexibility, creating the possibility of a comfortable suite for parents, older children or long-term guests.

With an adjacent beautifully finished bathroom, the space also lends itself naturally to other uses — whether as a private study, home office or prayer room — depending on the requirements of its next owners.

Importantly, it does not feel like an afterthought.

It forms part of a house designed around changing family dynamics, allowing generations to live together while retaining their own independence and privacy.

For some buyers it will be guest accommodation. For others, something far more important.

A home capable of changing as family life does.





08 | PRIVATE SPACES

Away from the principal suite, Greyside continues to give its bedrooms proper importance.

Spread across the upper floors, the further bedrooms are generously proportioned, with most benefiting from their own private en-suite facilities.

The same attention to finish found throughout the principal rooms continues here, with beautifully considered bathrooms incorporating sintered-stone vanity surfaces, polished chrome fittings and subtle ambient lighting, while luxurious carpeting gives the bedrooms a softer, more private character.

That independence becomes increasingly valuable as children grow older.

Bedrooms become their own spaces. Guests can stay without disrupting the rest of the household. And the upper floor introduces further flexibility for older children or extended family.

Rather than concentrating all of its impact downstairs, Greyside carries its sense of space and quality throughout the house.

Private spaces, properly considered.











09 | OUTSIDE



Greyside sits within approximately 0.69 acres of established private grounds, providing the breathing space a property of this scale deserves.

The rear garden is broad and predominantly lawned, framed by mature trees that create a sense of enclosure and privacy.

Direct access from the principal living spaces makes the relationship between house and garden particularly natural, allowing family life to move outside during the warmer months.

There is space for children. Space for entertaining. And enough openness for future owners to further personalise the landscape over time.

To the front, private gates open onto a substantial driveway providing parking for several vehicles, while a double garage with EV charging adds further everyday practicality.

Together, the grounds provide both privacy and a fitting sense of arrival.

A garden to enjoy now — and make your own over time.





10 | WELLNESS & WORK



A space with a life of its own.

Set apart from the main house, the detached garden building creates a private environment dedicated to wellbeing, work or simply time away from the main household.

Currently arranged to accommodate a gym and sauna, it provides somewhere to train and unwind without asking the main house to sacrifice a bedroom or reception room.

But its value lies just as much in its flexibility.

For someone working from home, it could provide genuine separation between professional and family life. For others, it might evolve into a studio, treatment space, hobby room or private retreat.

Its purpose can change as its owners do. Work. Train. Unwind. Without leaving home.



REZIDE x OPHELIA x GREYSIDE

A family home, reimagined.

Established in 2017, Ophelia Homes has built its reputation around the considered transformation and creation of exceptional spaces.

Across more than thirty projects and over one million square feet of development, its work has extended across the UK and Middle East, encompassing residential, commercial and mixed-use schemes.

At Greyside, that experience has been applied with a clear focus on quality, longevity and the realities of everyday family life.

Its established character has been carefully retained while the interiors have been comprehensively reimagined for contemporary living — bringing together generous proportions, refined finishes, technology and thoughtful functionality across every floor.

The result reflects an understanding that the finest homes need not shout for attention. Their quality is found in the details, the materials and, ultimately, the way they feel to live in.

Reimagined from experience. Built around family.



GREYSIDE

Manor Road, Oadby
Leicestershire

Guide Price
£2,350,000

Accommodation

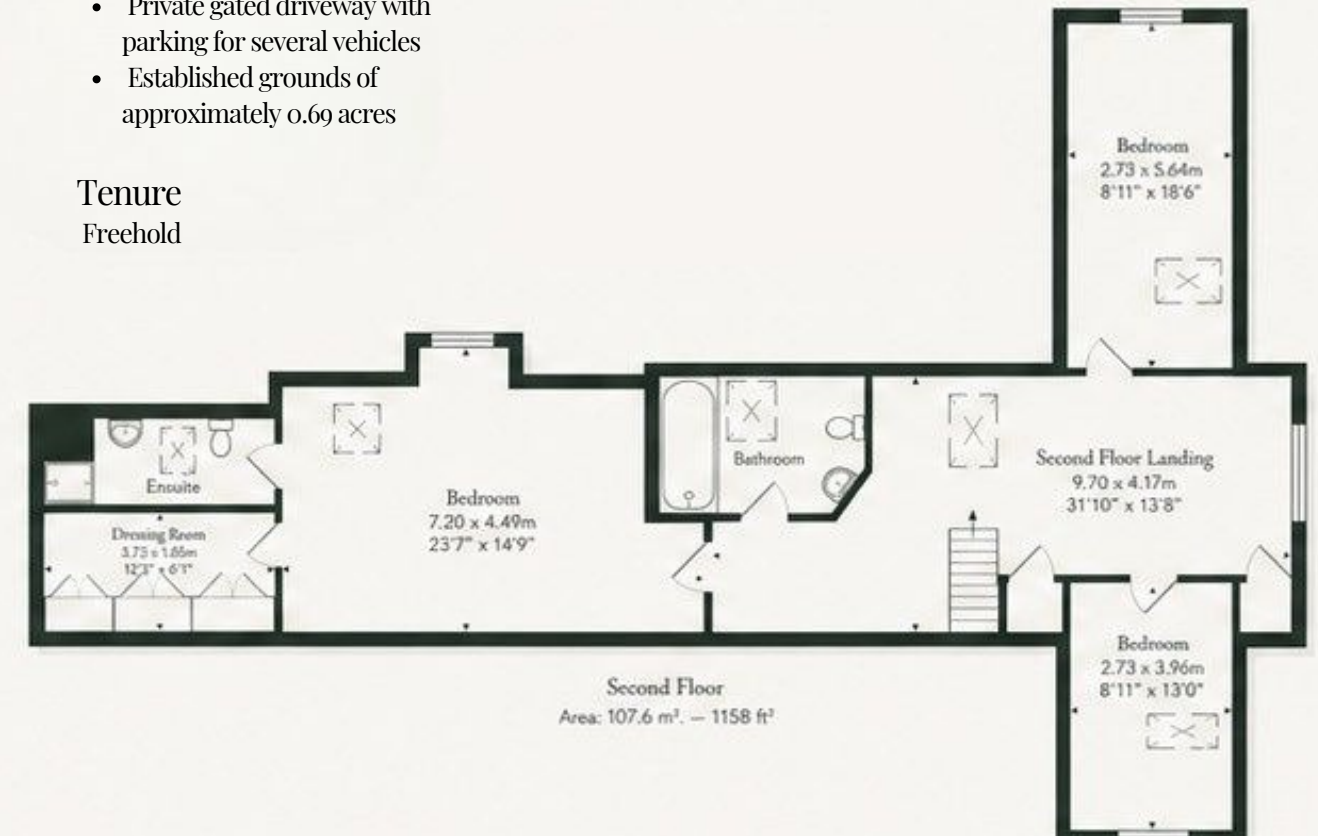
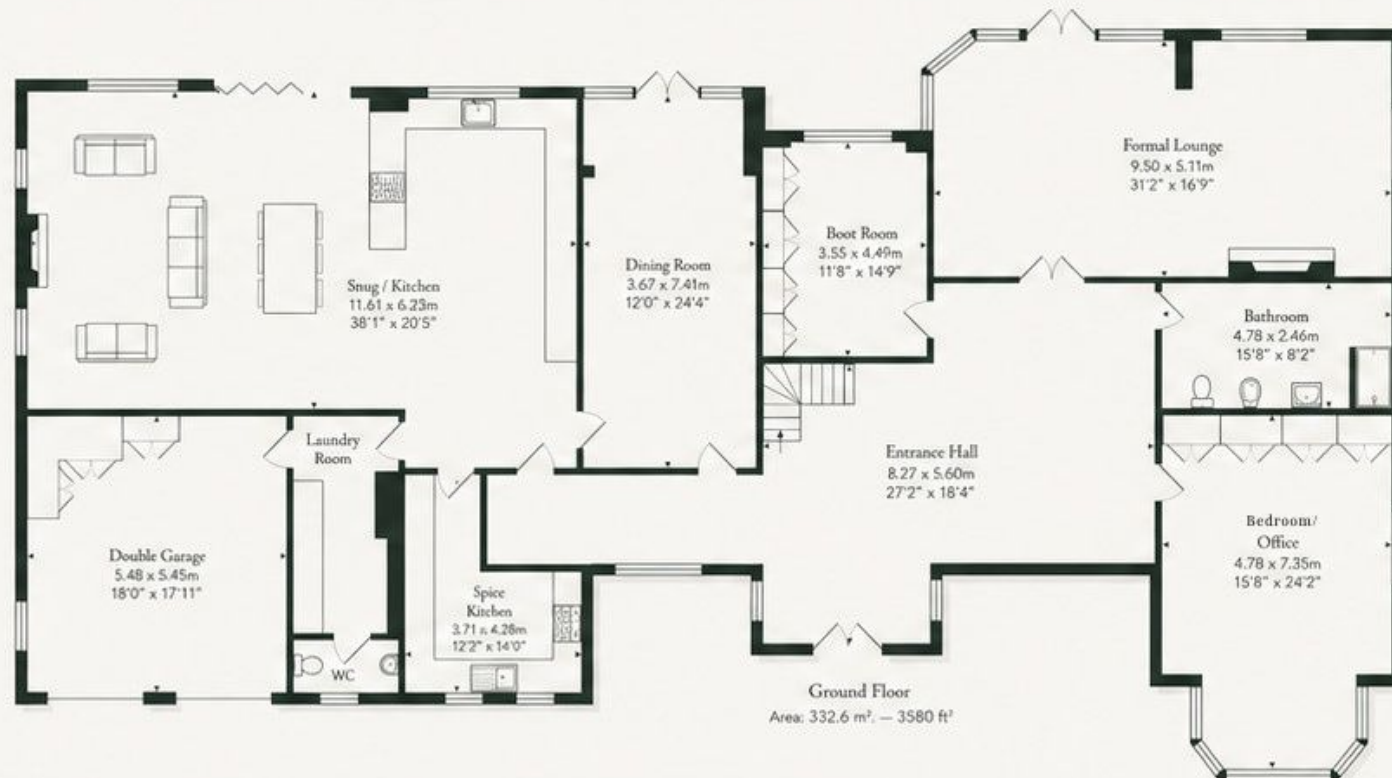
- Seven bedrooms
- Extensive en-suite facilities
- Principal bedroom suite with substantial dressing room
- Ground-floor bedroom accommodation
- Multiple reception spaces
- Open-plan kitchen & family living
- Separate spice kitchen
- Connected laundry room
- Detached garden room / gym
- Sauna
- Double garage with EV charging
- Private gated driveway with parking for several vehicles
- Established grounds of approximately 0.69 acres

Tenure
Freehold



Total Area: 667.3 m². — 7182 ft²

All measurements and illustrations are approximate and may not be drawn to scale.
All interested parties are advised to make their own independent enquiries.
The vendor, agency and supplier will accept no liability for its accuracy.
Floorplan: Apperley Bennett Photography.





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An established Oadby home, thoughtfully reimaged.