Westhorpe
Ashley, Market Harborough
LE16 8HQ

£950,000



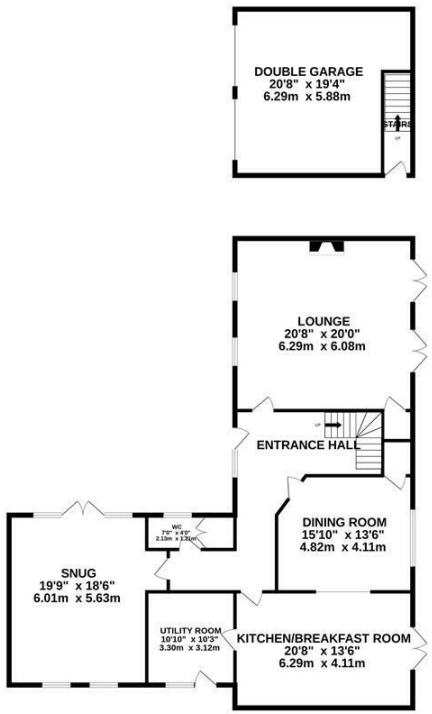


OSCAR JAMES

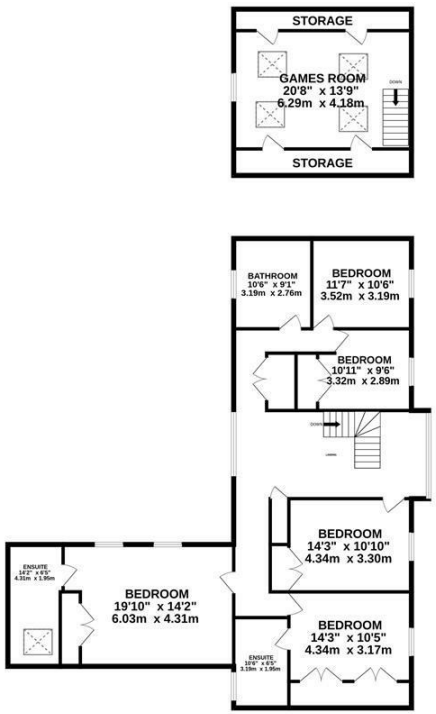
...expect excellence

FLOOR PLANS

GROUND FLOOR
2032 sq.ft. (188.8 sq.m.) approx.



1ST FLOOR
1913 sq.ft. (177.7 sq.m.) approx.



TOTAL FLOOR AREA : 3944 sq.ft. (366.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...

- Lounge and additional snug
- Open plan kitchen/diner
- Five generously sized bedrooms
- Family bathroom and two en-suite
- Patio and lawned garden with stunning field views
- Off road parking for multiple vehicles and a double garage with additional room above



WHAT'S GREAT?

Squires Lodge is a beautifully updated five-bedroom family home offering approximately 3,500 sq ft of light, spacious and versatile accommodation, set within the sought-after village of Ashley and surrounded by attractive open countryside.

Thoughtfully reconfigured by the current owners, the property provides an impressive range of living and entertaining spaces, including three excellent reception areas, a stylish dining kitchen, large utility room and guest cloakroom. The principal sitting room features a multi-fuel burner and French doors opening onto the garden, while the further reception rooms provide superb flexibility for family life and entertaining. Upstairs are five well-proportioned bedrooms, with both the principal and guest bedrooms benefiting from newly fitted en-suite facilities. A substantial room above the detached double garage offers further versatility as a games room, home office, gym or studio.

Outside, the private south-westerly facing garden is a real highlight, with lawn, patio and wonderful views across paddocks and the rolling countryside beyond. Multiple access points create an easy connection between the house and garden, while a charming summer house provides a peaceful spot to sit and enjoy the outlook. A gated driveway and detached double garage complete the outside space.

Ashley is a picturesque and well-regarded village with a strong community, while nearby Market Harborough and Uppingham provide an excellent range of shops, restaurants and everyday amenities. Market Harborough also offers a mainline rail service to London St Pancras in approximately 55 minutes.

Combining generous proportions, beautifully presented accommodation, exceptional flexibility and a superb rural outlook, Squires Lodge offers a wonderful opportunity to enjoy spacious village living with excellent commuter connections. For further information or to arrange a viewing, please contact Oscar James, Market Harborough.



SELLER'S SECRET





To buy or not to buy....

Why we like it....

OSCAR JAMES

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