



MEDBOURNE ROAD
HALLATON

JAMES
SELLICKS



“... STUNNING GARDENS & EXCEPTIONAL LIVING SPACES ...”

A beautifully reimagined five-bedroom home with stunning gardens, exceptional living space and an elevated position in one of the Welland Valley's most sought-after villages. Standing proudly in an elevated position at the heart of Hallaton, this superb five-bedroom detached residence has been transformed by the current owners into a truly exceptional home extending to just under 3,300 sq. ft. What was once a traditional property has been completely renovated, redesigned and significantly extended, resulting in a contemporary, high-quality home that feels both luxurious and wonderfully practical for modern family living.

Open Plan Kitchen • Three Reception Rooms • Utility Room, Downstairs Cloakroom • Five Bedrooms • Family Bathroom, Two Ensuites • Garaging, Private Driveway • Just Over Half-Acre Plot • Beautifully Landscaped Garden • Village Location • No upward chain • EPC - C

Ground Floor

This is a home of exceptional quality—immaculately presented, beautifully finished and ready to be enjoyed from the moment you step inside. A welcoming entrance porch opens into a generous hallway, setting the tone for the space and finish throughout. To the front of the house sits a large formal sitting room with a log-burning stove, complemented by a second reception room/snug currently used as a playroom.

The rear of the property is the real showpiece: a magnificent open-plan kitchen, dining and living space designed for both everyday life and entertaining. The contemporary shaker-style kitchen features an impressive central island that anchors the room, while a stunning garden room at one end opens directly onto the rear terrace. At the opposite end, a substantial utility/boot room and a downstairs WC provide excellent practical space.



First Floor

Upstairs, five generous double bedrooms are arranged to suit a variety of family needs. Two bedrooms share a stylish Jack-and-Jill shower room, while a further two are served by a large family bathroom. The principal suite is a standout feature, offering a dressing room, a spacious en-suite shower room, and a Juliet balcony overlooking the garden—perfect for enjoying the peaceful setting.

Outside

The property sits on a substantial plot of approximately 0.56 acres. A large block-paved driveway provides extensive parking and leads to a double garage, complete with a staircase to a versatile room above, ideal as a home office, studio or potential ancillary accommodation (subject to any necessary consents).

The majority of the garden lies to the rear and has been thoughtfully landscaped to create a private, tranquil retreat. A broad terrace flows from the kitchen and garden room, stepping up to an expansive lawn framed by mature specimen trees, deep herbaceous borders and year-round planting interest. The setting is wonderfully secluded and perfectly suited to family life and outdoor entertaining.

Location

Hallaton is one of the most desirable villages in the Welland Valley, cherished for its charm, community spirit and picturesque surroundings. The village offers an excellent range of amenities for its size, including two well-loved public houses, a thriving parish church, a small local museum and a friendly, highly regarded primary school. The recreational ground provides sports facilities and open space, supporting an active village calendar.

“... ELEVATED POSITION IN A
SOUGHT AFTER VILLAGE ...”



Hallaton is also known for its strong sense of community, with events and traditions that bring residents together throughout the year. Its beautiful countryside setting offers superb walking, cycling and riding opportunities, while the nearby market towns of Uppingham, Oakham and Market Harborough provide further shopping, dining and schooling options. Fast rail links from Market Harborough to London St Pancras make the village particularly attractive to those seeking a rural lifestyle with excellent connectivity. Hallaton combines heritage, natural beauty and a welcoming atmosphere—an exceptional place to call home.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.

Harborough District Council – Tax Band F

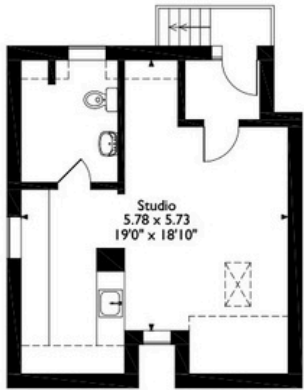
Tenure

Freehold

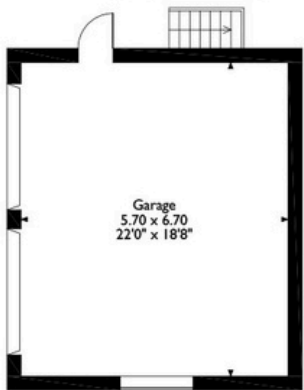




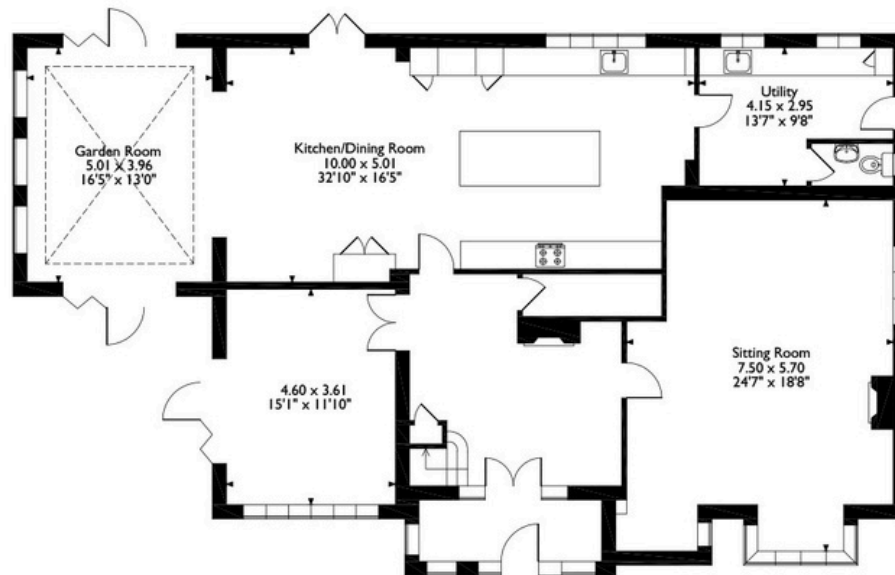
1 Medbourne Road, Hallaton, Market Harborough LE16 8UH
House Total Approx. Gross Internal Floor Area incl. Garage = 4091 ft² / 380 m²
Measurements are approximate, not to scale, for illustrative purposes only.



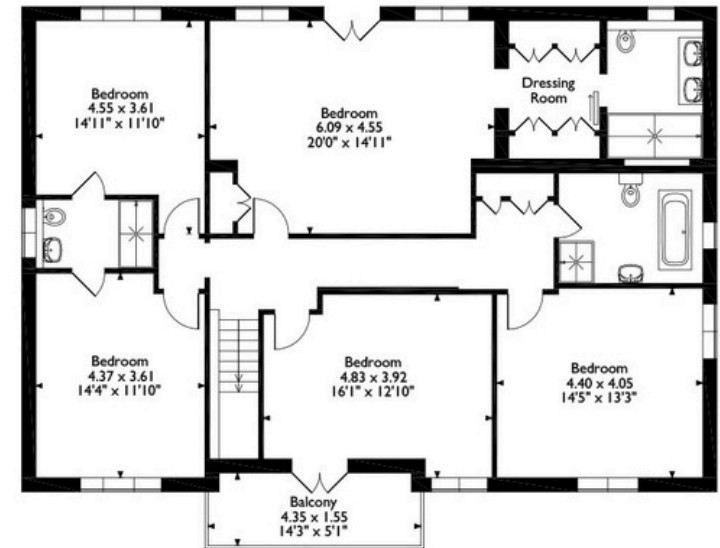
Garage(First Floor)



Garage(Ground Floor)



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Measurements 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.