



East Wing, Oxendon Hall, Main Street
Great Oxendon | Market Harborough | Leicestershire | LE16 8ND

SELLER INSIGHT

“When we first saw East Wing at Oxendon Hall, we were immediately struck by its imposing façade and the soaring ceilings—both on the ground and first floors—that create a sense of grandeur and space that is incredibly rare,” say the current owners. “Downsizing from a larger home, we did not want to lose that feeling of openness, and this home has delivered it in abundance.”

Since moving in, the owners have made various improvements to the property. “Over the years, we have meticulously updated every room,” they say, “from reconfiguring the layout and installing elegant recessed lighting to repainting throughout, sanding and refinishing the original wooden flooring, and fitting entirely new bathrooms and a modern kitchen with top-spec appliances. The master suite now has full-height wardrobes and a glazed door to brighten the landing, while the second-floor annexe, once a bedroom, now serves as a peaceful studio and library.”

This is the ideal home for everyday life and entertaining alike. “Day to day, what we love most is the light”, the owners say. “The tall windows in the sitting room frame tranquil views of trees and green space, while French doors open onto a large, private stone terrace—perfect for al fresco dining or enjoying a glass of wine among the potted plants and statuary. Whether it is a summer gathering or a cosy winter evening, this home has brought us joy year-round. It has been a privilege to live here, and we are certain the next owners will feel the same.”

“The setting is equally special,” the owners continue. “There is a strong yet discreet community here at Oxendon Hall, with well-maintained gardens and plenty of onsite parking for residents and guests alike. The Hall is nestled in a quiet village with a superb gastropub and local farm shop, yet just under 2 miles from Market Harborough’s thriving town centre, shops, theatre, and mainline rail to London. The area offers wonderful walking and cycling routes, and the wider region includes Pitsford Reservoir, Lamport Hall, and Kelmars Hall, which host a variety of events throughout the year.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP INSIDE

East Wing

East Wing is a beautifully presented and stylish property forming part of gracious Oxendon Hall which dates from the C17th. The property has now been converted to create eleven unique and individual homes, of which East Wing is one. The property exudes a feeling of grandeur and space and features a superb reception space with beautiful bow windows, there is a light and airy feel throughout this stunning home. Oxendon Hall is just a couple of miles from Market Harborough so ideally positioned with ease of access to excellent local amenities.

On the ground floor the property is approached by its own private entrance from the rear courtyard of Oxendon Hall. On entering you are greeted by a bright and welcoming entrance hall with high ceiling and oak floor, there is also a modern guest cloakroom. From the rear of the hallway steps lead down into the recently re-fitted kitchen, this a superb room with a high ceiling and French doors with shutters opening onto the private sun terrace. The kitchen has an extensive range of contemporary fitted units with contrasting work surfaces, integrated appliances comprising a gas hob with extractor above, electric oven, microwave, dishwasher and a fridge/freezer. Adjacent to the kitchen is the superb split level sitting/dining room which is beautifully light and airy with lofty high ceiling and three large sash windows to the front overlooking the private terrace and gardens beyond. This room is arranged with the dining area on the upper level with steps down into the sitting room.

On the first floor a main landing provides access to two double and one single bedroom/office bedrooms and a bathroom. The main bedroom is an impressive size and again has a lofty ceiling with three sash windows to the front flooding the room with natural light, there is a full wall of floor to ceiling fitted wardrobes and storage and a luxurious en suite shower room. Bedroom two is another good size double again overlooking the gardens, there is a further single bedroom/office overlooking the rear courtyard. Adjacent to the bedrooms is a luxurious bathroom with shower. From the landing a further staircase leads up to a fantastic studio room which could be used as an office or sitting/guest room, there is access to a large attic providing masses of storage.

Oxendon Hall is approached along a gravelled driveway which in turn provides access to off road parking and access to a block of garages including one for East Wing. The property has a delightful walled and gated private terrace, which is ideal for outside entertainment and lead directly into the communal lawned garden area.

Property Information, Services & Utilities

Tenure: Leasehold

Council Tax: Band D

EPC Rating: D

Property construction: Standard construction.

Services: Mains connected electric, gas, water & sewerage.

Heating: Mains gas central heating.

Broadband: Fibre to cabinet broadband available, we advise you check with your provider.

Mobile signal: 4G available in this postcode, we advise you check with your provider.

Parking: Single garage & off-road parking for 1 vehicle.

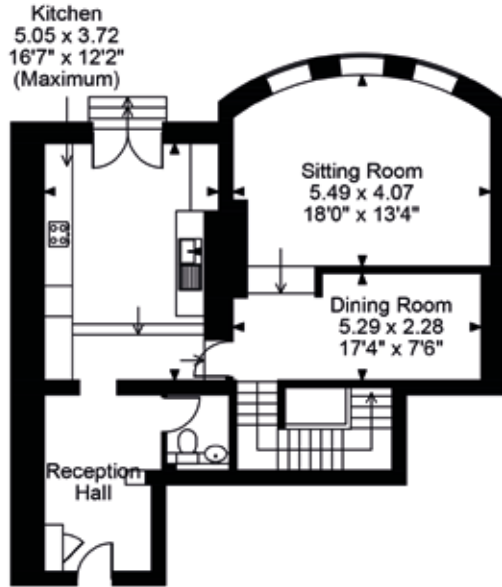
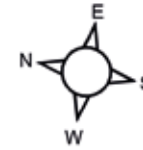
Special notes: Leasehold term 999 years from 1 January 2006. Annual building maintenance charge of £1,800.



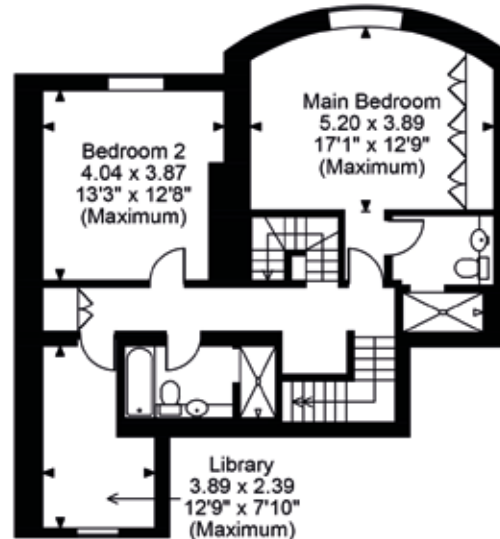




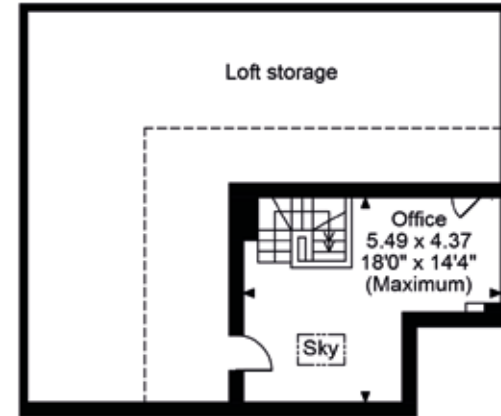
East Wing Oxendon Hall, Main Street, Great Oxendon, Market Harborough
Approximate Gross Internal Area
Main House = 1963 Sq Ft/182 Sq M
Garage = 151 Sq Ft/14 Sq M
Total = 2114 Sq Ft/196 Sq M



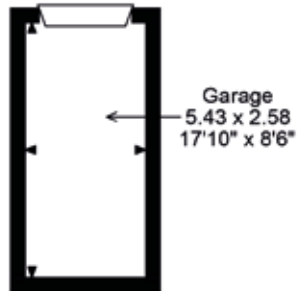
Ground Floor



First Floor



Second Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height
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Guide price £575,000

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		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 754062833 Registered Office: 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed





JONATHAN LLOYD-HAM

PARTNER

follow Fine & Country Northampton on



Fine & Country Northampton
20A-30 Abington Street, Northampton, Northamptonshire, NN1 2AJ
01604 309030 | 07939 111481 | jonathan.lloyd-ham@fineandcountry.com

