

The Old
Chapel

The Old
Chapel

The Old Chapel

GREAT OXENDON, MARKET HARBOURGH



An exceptional contemporary detached village home, having undergone a complete refurbishment in 2022, including a stunning living kitchen. As the house name suggests, the village Wesleyan Chapel sits to the front of the deep plot and is now converted into the garage. The property boasts a sweeping gravelled driveway, deep landscaped rear gardens, with an impressive outbuilding, currently used as a golf simulator room.

Contemporary detached village home in a sought-after location • Approx. 2,571 sq.ft including garage and garden room • Four bedrooms and two bath/shower rooms • Stunning open-plan living dining kitchen • Sitting room • Separate study • Detached Garden room/leisure suite • Large landscaped rear gardens with countryside outlooks • Detached garage and extensive gravelled driveway • Sunken terrace • Beautifully presented throughout to a high specification

Accommodation

The property is entered via a welcoming entrance hall with guest cloakroom and staircase rising to the first floor. Underfloor heating runs entirely through the ground floor, and CAT-6 wiring runs throughout. The heart of the home is undoubtedly the superb open-plan family dining kitchen, fitted by Rose County Interiors, and fitted with an extensive range of contemporary cabinetry including a full height pantry cupboard integrated appliances and a breakfast bar, all opening seamlessly into the generous dining and living space with feature log burner. Large, glazed openings provide an abundance of natural light and create a wonderful connection to the rear gardens and terrace beyond. A separate sitting room offers a more formal reception space centred around a feature fireplace, whilst a dedicated study provides an ideal work-from-home environment. A useful utility room completes the ground floor accommodation.

To the first floor, the principal bedroom benefits from fitted wardrobes together with a stylish ensuite bathroom featuring both a separate shower enclosure and bath. Three further bedrooms are all well-proportioned and are served by a beautifully appointed family bathroom. The layout is ideally suited to modern family life and offers excellent flexibility for guests, children or additional home working space if required.

Throughout the property, the interiors have been finished to an excellent standard with a tasteful contemporary aesthetic. Clean lines, quality materials and large windows combine to create bright and airy accommodation, whilst the open-plan design lends itself perfectly to both everyday living and entertaining.

Outside

The property is approached via a substantial sweeping gravelled driveway providing extensive off-road parking together with access to the former Wesleyan Chapel, now converted into a detached garage. Mature planting and established boundaries create an attractive sense of seclusion from the outset.

To the rear of the property are beautifully landscaped gardens backing on to open countryside. The rear patio leads down to a beautiful sunken terrace, ideal for entertaining. Clever lighting surrounds these spaces. The garden has beautiful well stocked borders and is mainly laid to lawn.

The impressive cedar clad outbuilding is currently used as a golf simulator but is thought suitable for a variety of other uses, yoga studio, substantial home office, gym to name but a few.





Location

Great Oxendon is a picturesque village which lies on the Northamptonshire/Leicestershire border, approximately 2.6 miles south of Market Harborough town centre, and five minutes' away by car. Within the village there is The George, a former coaching inn which is now a renowned restaurant and bar. There is also Waterloo Cottage Farm and a convenient village shop.

Within the thriving town of Market Harborough you will find a number of national retailers and independent boutiques as well as an array of restaurants, bars, public houses and leisure facilities. Primary and secondary schooling is well catered for. There is mainline rail access to London St. Pancras in just under an hour and major road networks can be accessed via the A14 which lies a few miles south from Great Oxendon.

Tenure: Freehold

Local Authority: (Daventry) West Northamptonshire Council **Tax Band:** F

Listed Status: Not Listed. Built 1972 **Conservation Area:** No

Services: The property is offered to the market with all mains services, gas-fired central heating with HIVE thermostat, wet underfloor heating and drainage to a soakaway

Meters: Water meter and gas and electric meters **Loft:** Insulated, boarded, lit with ladders

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes **Flooding issues in the last 5 years:** No

Accessibility: Two storey dwelling. No modifications for accessibility

Planning issues: None our clients are aware of

Satnav Information: The property's postcode is LE16 8NE, and house name The Old Chapel



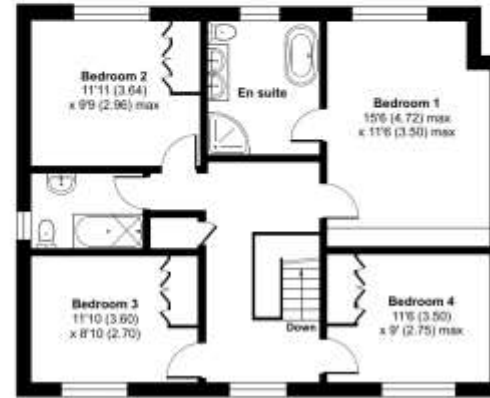






The Old Chapel, Main Street, Great Oxendon, Market Harborough, LE16 8NE

Approximate Area = 1835 sq ft / 170.4 sq m
 Garage = 389 sq ft / 36.1 sq m
 Outbuilding = 347 sq ft / 32.2 sq m
 Total = 2571 sq ft / 238.7 sq m
 For identification only - Not to scale



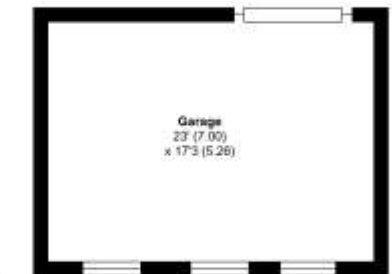
FIRST FLOOR



OUTBUILDING



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		M C
55-68	D	65 D	
39-54	E		
21-38	F		
1-35	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for James Sellick Estate Agents. REF: 1468769 © ratchecom 2020

Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@jamesselicks.com

Leicester Office
01162 854 554

Oakham Office
01572 724437

jamesselicks.com

Please follow us on Instagram:



#teamsellicks

Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measures 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.

