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JAMES
SELICKS

Valley Views

DINGLEY, NORTHAMPTONSHIRE

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An outstanding opportunity to own a 'Grand Designs' inspired contemporary country home. Currently under construction, the property has been designed to provide flexible and spacious accommodation oriented to take best advantage of the glorious countryside views.

Welcoming entrance hall with a natural sense of flow • Ground floor designed for sociable, everyday living Separate living room for quieter relaxation • Spacious open-plan kitchen, dining and living area • Well-defined zones for cooking, dining and lounging • Ideal layout for entertaining and family life • Practical boot room for everyday use • Internal access to garage and plant room • Flexible multi-use room for work or leisure • First floor arranged for privacy and calm • Principal bedroom with ensuite and dressing area • Generous bedrooms, some with walk-in wardrobes • Ensuite facilities to selected bedrooms • Contemporary family bathroom • Separate laundry room on the first floor • Wraparound first floor balcony

Layout of Accommodation

The property has been thoughtfully conceived to balance open-plan living with practical separation, creating a home that flows naturally from one space to the next, all while enjoying glorious countryside views to the main living and bedroom accommodation. Upon arrival, the ground floor opens into a welcoming entrance hall that immediately establishes a sense of space and light. Underfloor heating runs throughout the main living areas of the ground floor. From here, the layout unfolds intuitively: a comfortable living room offers a more intimate retreat, while the heart of the home lies to the rear in the generous open-plan living kitchen and dining area. This expansive space is designed for both everyday family life and entertaining, with clear zones for cooking, dining and relaxing, all seamlessly connected to the outside and views via sliding doors, which in turn give access to an outside kitchen.

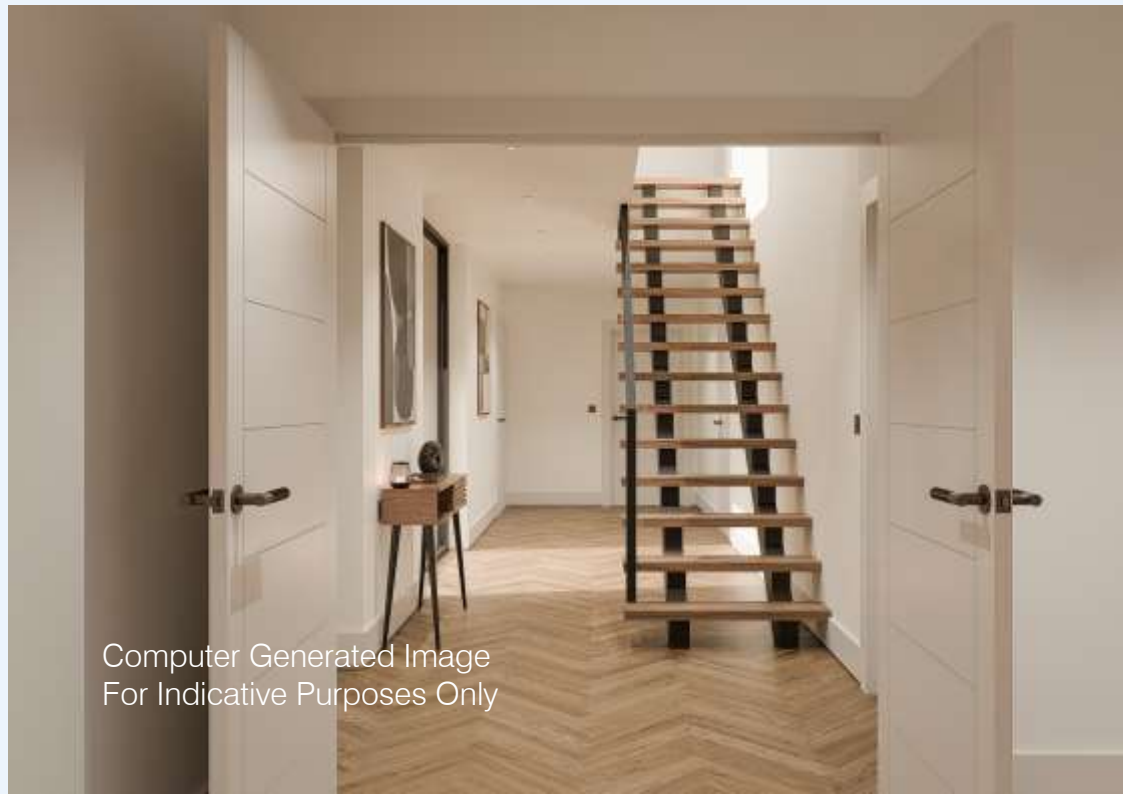
Practicality is well considered, with a dedicated boot room providing an ideal transition from outdoors, alongside a plant room and internal access to the garage. A flexible multi-use room on this level adds versatility, easily adaptable to a home office, snug, playroom or guest space depending on the buyers' requirements.

An oak staircase rises to the first floor is arranged around a central landing, creating a calm and private sleeping level. The principal bedroom enjoys its own en-suite and dressing area, offering a peaceful retreat, with gorgeous views to wake up to. Additional bedrooms are well proportioned, several benefitting from built-in wardrobes and en-suite facilities, while a contemporary family bathroom serves the remaining rooms. A dedicated laundry room on this floor adds further convenience, keeping household tasks discreetly tucked away. Three of the five bedrooms enjoy access to a showstopping wraparound balcony from which you can enjoy your morning cuppa.

Overall, the layout has been carefully planned to provide a natural sense of progression through the house, with sociable spaces on the ground floor and bedroom accommodation above, and a home that feels both elegant and highly functional.

Specification

- 10-year Build Zone insurance backed warranty
- Underfloor heating
- Oak staircase
- Aluminium windows and sliding doors
- Outside kitchen
- Electric gate
- Handmade kitchen
- Samsung appliances



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Location

Situated east of the historic market town of Market Harborough, within a few moments' drive of the town's extensive facilities which include boutique shops, restaurants, bars, hotels, supermarkets, the award-winning Farndon Fields Farm Shop, and the train station (under the hour to St Pancras) Recreational facilities are plentiful in the area. Dingley Point-to-Point Races, golf, tennis, cricket, rugby and football in Market Harborough and the surrounding villages, as well as all country pursuits that can be enjoyed in the stunning local countryside and waterways, Pitsford Reservoir and Rutland Water are both close by for water sports, sailing and fishing enthusiasts.

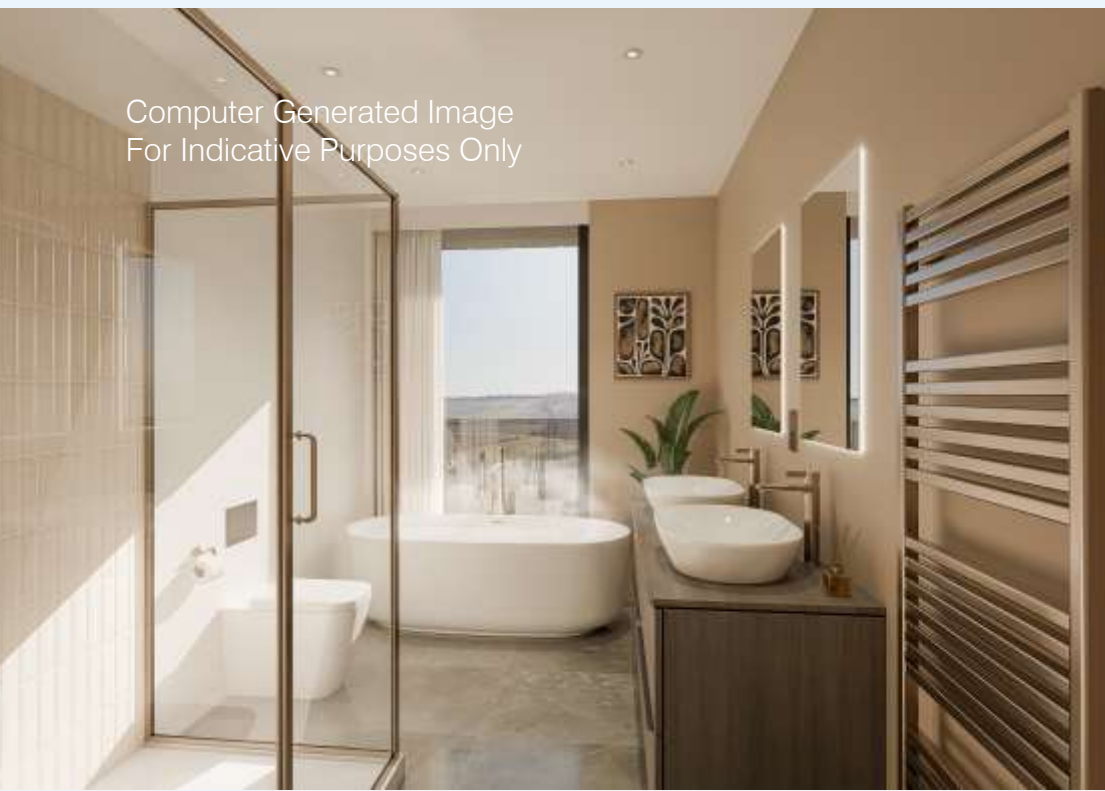
Schooling

There is a wide selection of state and independent schooling in the area including local village primary schools and for secondary education locally at Market Harborough and Kibworth, whilst notable private secondary schooling options are available at Leicester Grammar School, Uppingham, Oakham, Maidwell, Stamford and Oundle Schools.

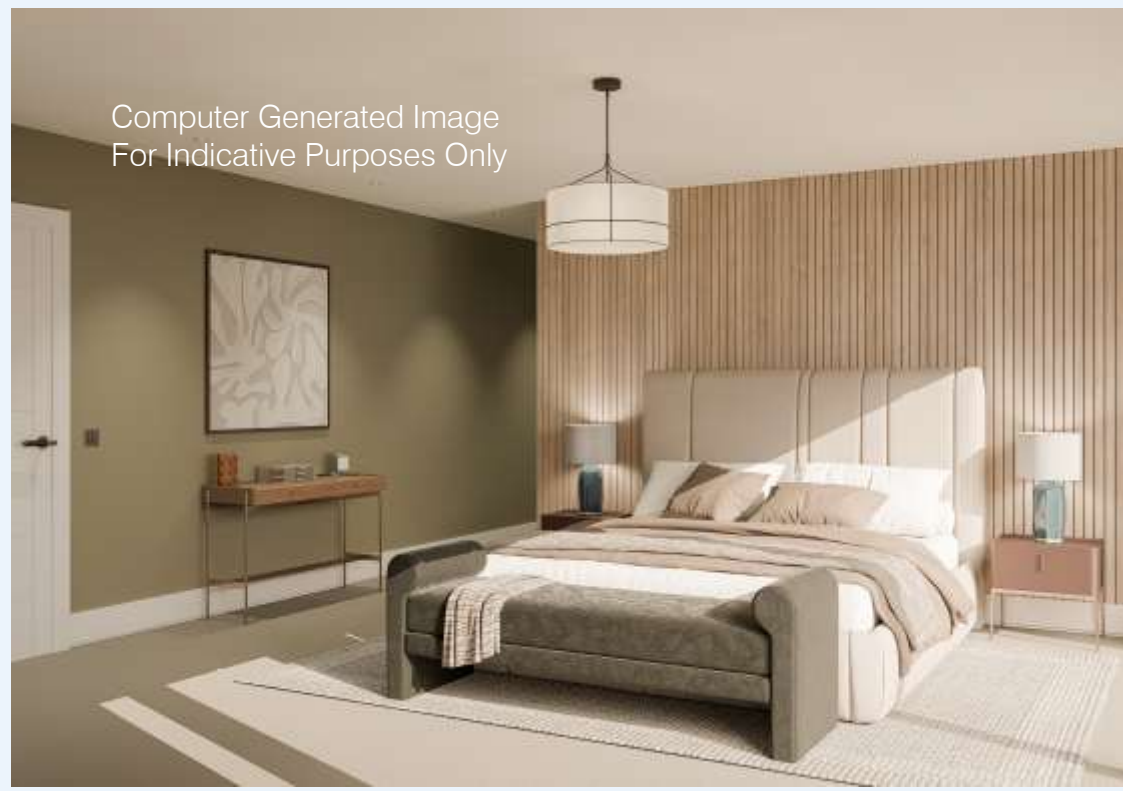
Communications

Market Harborough train station (under 3 miles) offers access to London St Pancras from 55 minutes, making the area an excellent location for those wishing to travel regularly to London or Leicester for leisure or work purposes. the national road networks are easily accessible via the A6, A47, A14 and the M1 and the M6 providing access to London and Birmingham.

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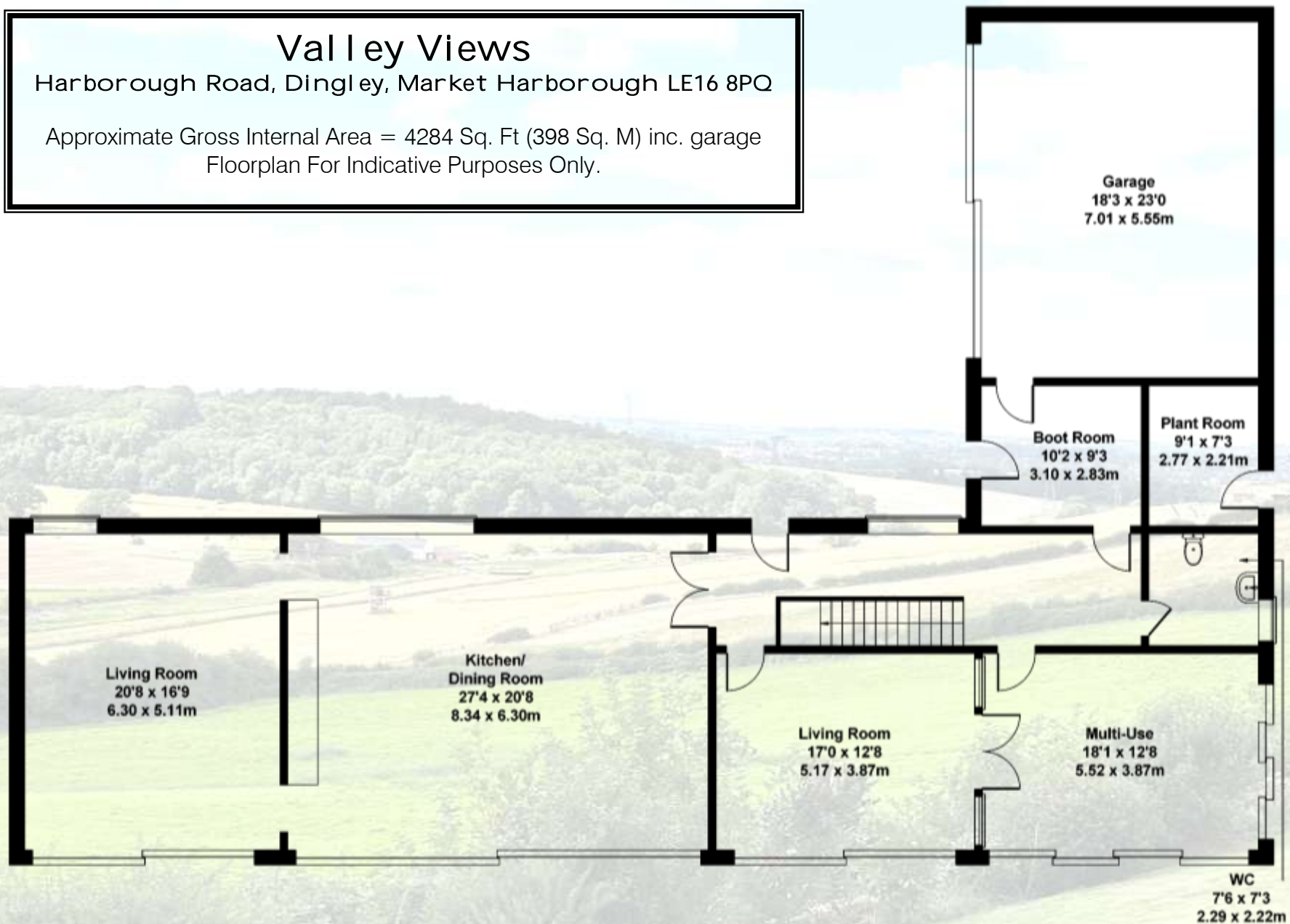
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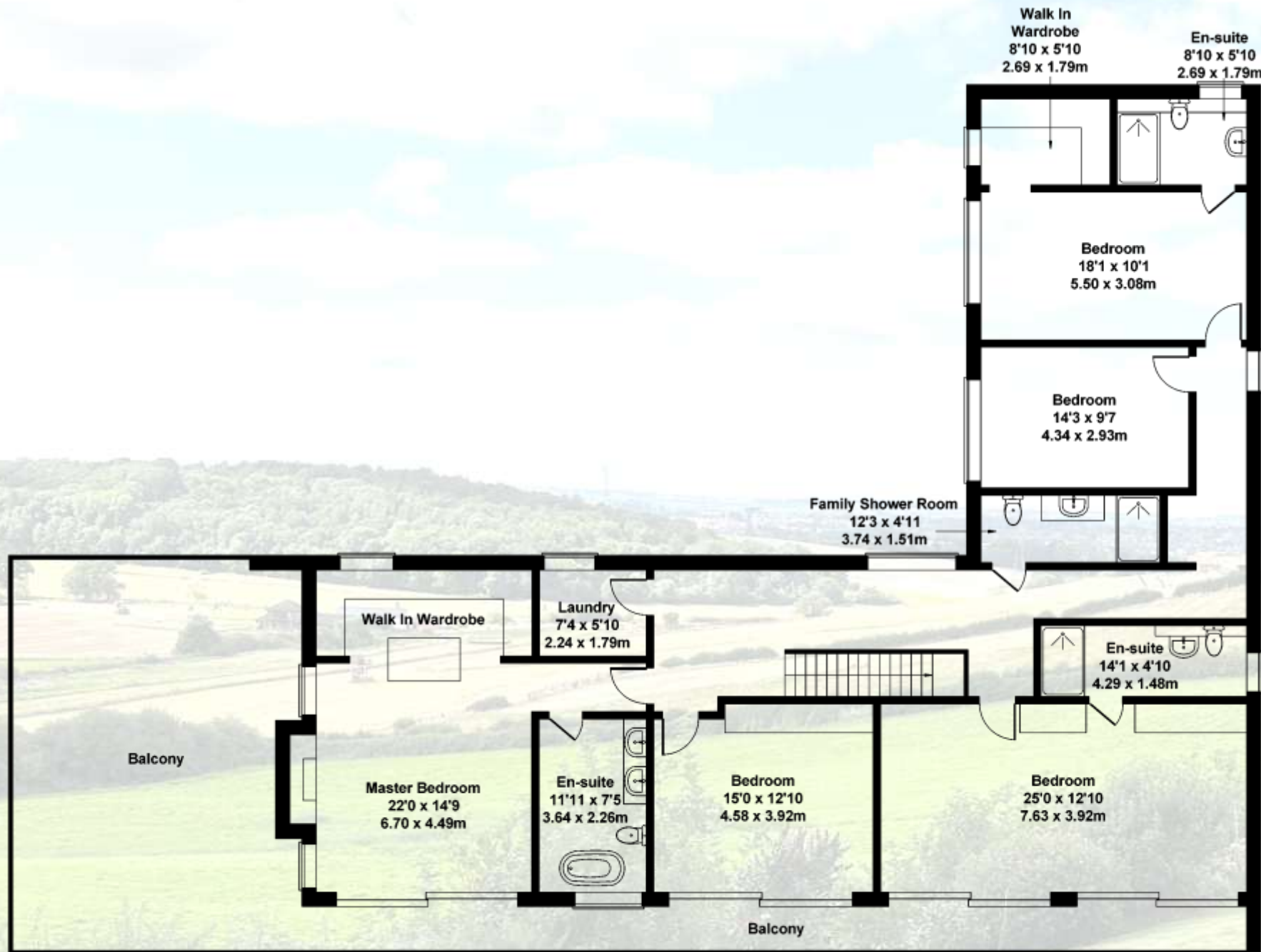
Valley Views

Harborough Road, Dingley, Market Harborough LE16 8PQ

Approximate Gross Internal Area = 4284 Sq. Ft (398 Sq. M) inc. garage
Floorplan For Indicative Purposes Only.



GROUND FLOOR



FIRST FLOOR



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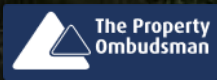
2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves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

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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.



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