

LITTLE ACORNS

MEDBOURNE, MARKET HARBOURGH



JAMES
SELICKS



Little Acorns,
Medbourne, Market Harborough,
Leicestershire

A superb 6000 Sq ft modern edge of village home on a wonderful approximate 5.6 acre plot with outbuildings, with immense potential for remodelling and extension if required.

Entrance Hall | Drawing Room | Dining Room | Sitting Room | Kitchen/Breakfast Room | Study | Conservatory | Annex: Sitting Room, Kitchen, En-Suite Bedroom | Five Bedrooms | Four Bathrooms | Workshop | Double Garage | Six Bay Garage | Large Barn | Self-contained annexe |

SPECIAL NOTE

We have included indicative plans showing the potential for a reorganisation of the accommodation with extension, which would require planning consent and building regulations.

ACCOMMODATION

Approached via electric gates onto a sweeping driveway, Little Acorns is positioned well within its plot, with well-maintained gardens to all sides.

The accommodation originates from a central reception hall giving access to all principal reception rooms, with large windows producing an abundance of light, providing flexible living accommodation. The ground floor includes a large reception room with adjacent conservatory, sitting room, dining room and kitchen breakfast.

Two staircases give access to the first floor accommodation provided by five bedrooms and four bathrooms.

The principal bedroom is an excellent size and is fitted with a large range of built in wardrobes, an en-suite and dressing area. The remaining bedrooms are well sized, and all have views out to the gardens.

SELF-CONTAINED ANNEXE

To the lower ground floor, a sitting room, kitchen, and ensuite bedroom create an ideal self-contained annexe, with its own access to the gardens and double garage, as well as stairs returning to the main house.

OUTSIDE

Little Acorns offers private grounds which surround the house to all sides, with a variety of specimen trees, fruit trees, mature shrub and herbaceous borders creating year round interest. Through electric gates the property is approached via a sweeping driveway which leads to a parking area and access to a large double garage, with workshop and storage rooms set to either side. The driveway then splits, leading to a large courtyard, which provides a large barn, set over two levels and a six bay garage with roller doors. A paddock to the east extends to some 3.5 acres.

LOCATION

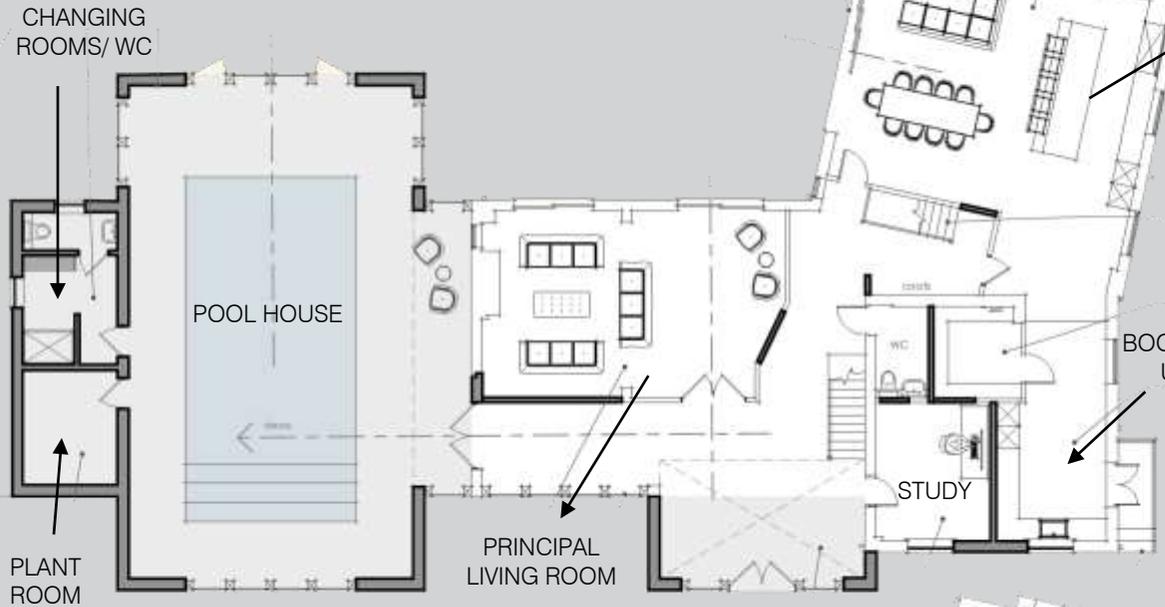
Medbourne is, by many, considered to be one of the most sought after south east Leicestershire villages, complete with a popular public house, village shop, tea rooms, restaurant, active village church and well renowned sporting facilities. For a wider range of amenities, the market town of Market Harborough lies approximately six miles to the west providing an extensive range of shopping and leisure conveniences. Market Harborough also boasts a mainline rail link to London St Pancras taking just under an hour.

DIRECTIONAL NOTE

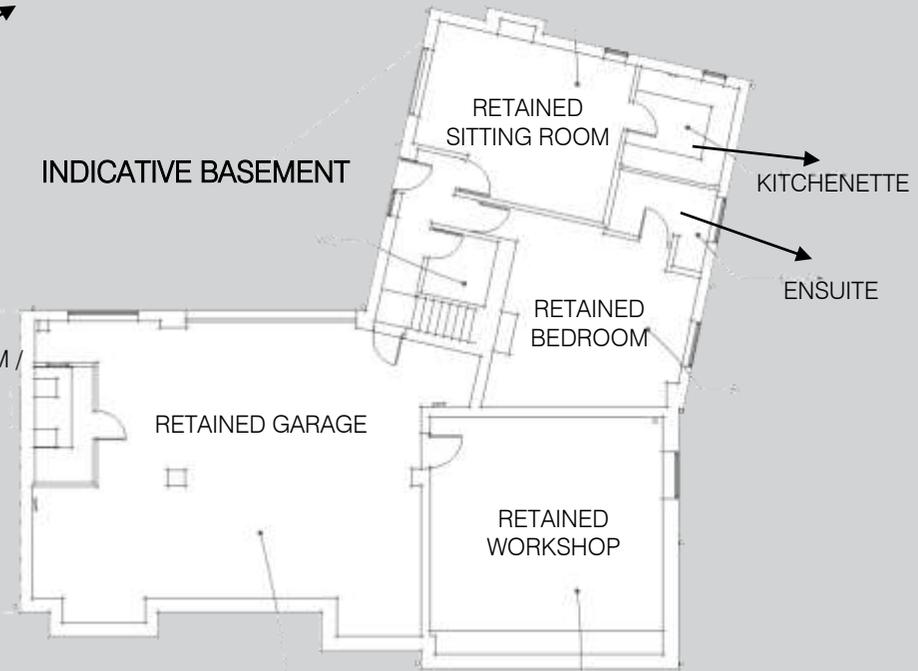
From the centre of Market Harborough, leave the town via A4304. At the roundabout take the third exit on the A427 Harborough Road, then take the first left onto the B664 towards Medbourne and Uppingham. Continue on this road through the villages of Sutton Bassett and Weston By Welland. Bear left onto Ashley Road as signposted to Medbourne. Upon entering the village Bear left past the Nevil Arms public house onto Main Street. Continue through the village, over the railway bridge and onto Uppingham road, where the property may be found on the right hand side.



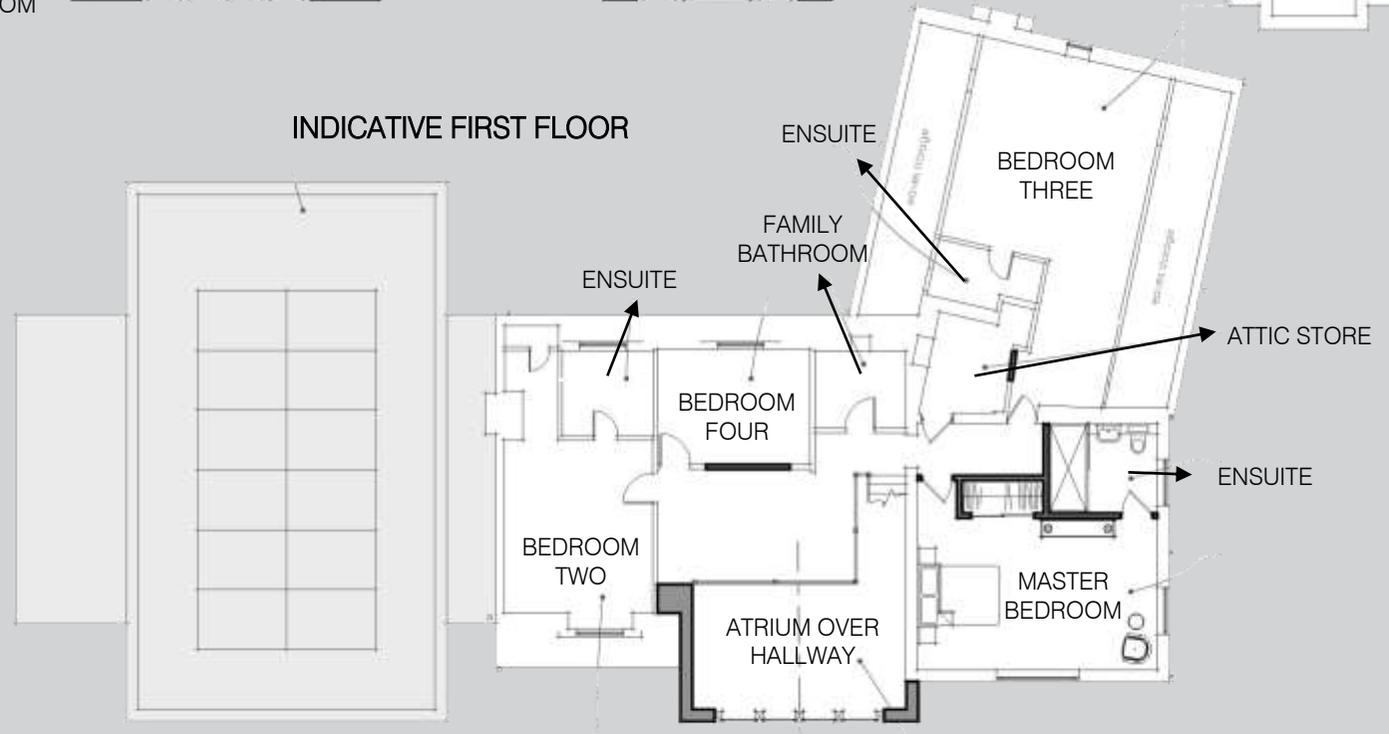
INDICATIVE GROUND FLOOR



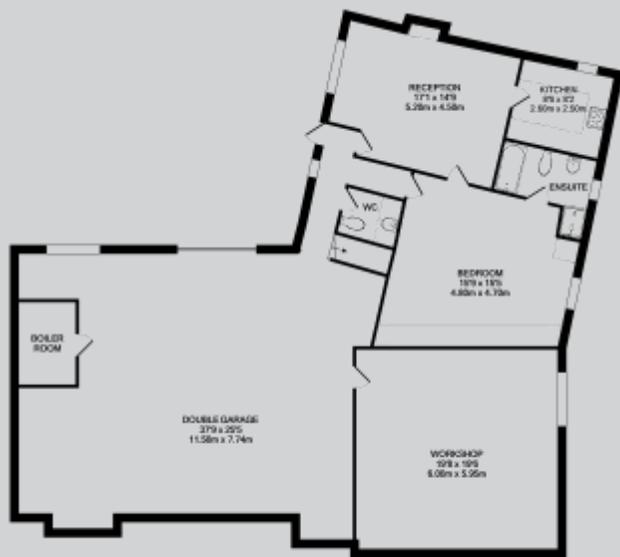
INDICATIVE BASEMENT



INDICATIVE FIRST FLOOR



INDICATIVE FLOORPLANS
 Not to scale. For illustrative purposes only to show how the property could be reconfigured. Would require planning consent and building regulations



BASHEMENT LEVEL

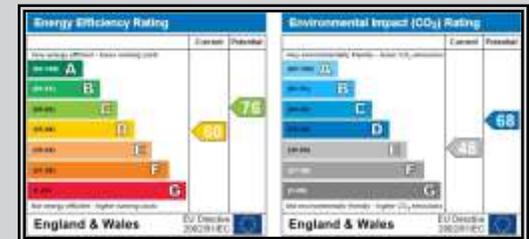
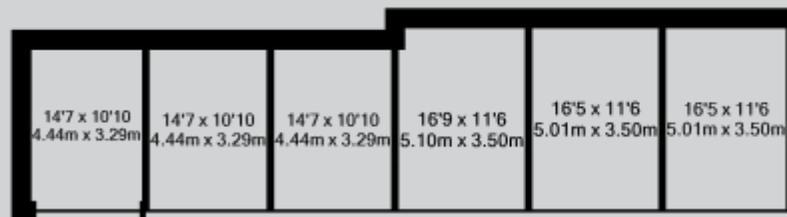
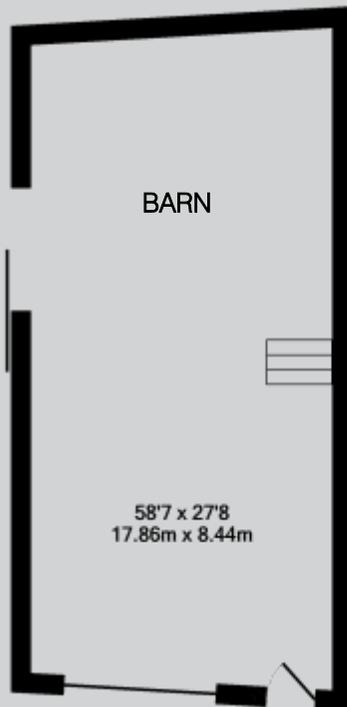


GROUND FLOOR



1ST FLOOR

EXISTING FLOORPLAN
 Approx Gross Internal Floor Area House = 557.3 sq/m – 5999 sq/ft
 Approx Gross Internal Floor Area Outbuildings 247.2 sq/m – 2661 sq/ft
 Total Approx Gross Internal Floor Area = 804.5 sq/m – 8660 sq/ft
 Measurements are approximate. Not to scale. For illustrative purposes only.





JAMES SELICKS

www.jamesselicks.com



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

Leicester Office
0116 285 4554

Oakham Office
01572 724437

London Office
0207 839 0888



Area approximately 5.59 acres
Plan for indicative purposes only

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 warranty, 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.

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.