



WILLOW END  
HAZEL GROVE, HALLATON

JAMES  
SELICKS



A SUBSTANTIAL AND BEAUTIFULLY PRESENTED VILLAGE HOME, SITTING IN A QUIET CORNER ON THE EDGE OF THIS SOUGHT-AFTER LEICESTERSHIRE VILLAGE WITH A MAGNIFICENT GARDEN AND FAR-REACHING COUNTRYSIDE VIEWS.

## Willow End

2 Hazel Grove, Hallaton  
Leicestershire LE16 8UN

Glorious Views | Kitchen | Four Reception Rooms | Utility  
Room | Downstairs WC | Six Bedrooms | Family Bathroom  
| Three En-suites | Beautifully Manicured Gardens |  
Private Driveway & Triple Garage |

### ACCOMMODATION

The property provides free-flowing and extensive living accommodation, entering into a spacious and light-filled entrance hall with statement central staircase. Beyond the staircase is a seating area with floor-to-ceiling windows and door framing the beautiful garden and views beyond.

The kitchen being the heart of many homes is a fantastic space finished to a high standard with Shaker style units under granite worktops and a central island complete with a breakfast bar. There are integrated Miele appliances that include a combination microwave, electric oven, warming drawer and induction hob with extractor over. There is also an integrated dishwasher, porcelain sink with mixer tap over and space and plumbing for an American style fridge freezer. The kitchen flows through glazed French doors on parliament hinges into a wonderful vaulted garden room, currently used as a dining area to the kitchen. This room has floor to ceiling glazing on two sides, Velux windows to the roof providing ample light and glazed doors opening onto the patio and garden beyond.

A utility room sits off the kitchen providing additional storage, space & plumbing for further white goods, a secondary sink and a stable door opening out to the side of the property.

To the left of the entrance hall there are three further reception rooms. A generously sized formal dining room with plenty of space for large-scale entertaining, a window looking to the front and glazed double doors providing a wonderful flow into the second garden room. This room provides access to the landscaped courtyard garden located at the front of the property and also has a door into the sitting room at the rear. The spacious sitting room has a feature fireplace housing a contemporary wood burning stove and large windows and doors providing lovely views and access to the rear garden. The ground floor accommodation is completed by a downstairs WC just off the entrance hall.

The stairs rise to the impressive first-floor galleried landing with a further floor to ceiling window looking out over the garden and countryside beyond. There are four generously sized bedrooms, two sitting to the front and two to the rear, taking advantage of the glorious views. There is one en-suite bathroom and a statement family bathroom complete with a large walk-in shower with rain shower head, contemporary free-standing bath, wall hung WC and a wash hand basin.

A second set of stairs from the first-floor to the second lead to a further two incredibly spacious bedrooms, both complemented by very recently updated en-suite shower rooms. The views from the bedrooms on the second floor are breath-taking as you are provided with a view not only over the garden but far-reaching over the undulating Leicestershire countryside.

### OUTSIDE

The property is approached via wrought-iron electric gates opening onto a block-paved driveway providing ample parking and access to the detached triple garage with up and over doors and side pedestrian access. The property not only has a formal hard landscaped courtyard garden to the front but also an extensive garden to the rear with an enormous patio that can be accessed from all rooms to the rear of the property. Stepping down from the patio there is a formal manicured lawn that then drops down another level to a wilder area with paths mown into it that wind around the garden through mature specimen and fruit trees. The garden is incredibly private with mature foliage screen and provides glorious views all year-round.

### LOCATION

Hallaton is a thriving village and community conveniently situated for the market towns at Market Harborough, Oakham and Uppingham, with the regional centre at Leicester to the north. The area is very well served by popular schooling at junior and secondary level both in the state and private sector. Sporting and leisure facilities are well catered for locally with Hallaton and nearby Medbourne. Access to London St. Pancras is available in just under an hour from Market Harborough train station.

### DIRECTIONAL NOTE

Leave Oakham on the A6003 towards Uppingham. Upon reaching Uppingham take the third exit on the roundabout onto the A47. Continue along the A47 and just before reaching the village of East Norton turn left following signs for Hallaton. Once in the village take your first left after passing The Fox onto North End and then a left onto Hazel Grove. You will find Willow End at the far left-hand side.





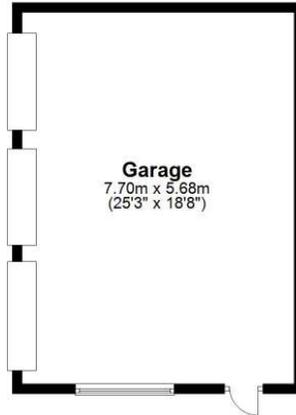
# Willow End, 2 Hazel Grove, Hallaton, Leicestershire LE16 8UN

House Total Approx Gross Internal Floor Area = 3232.2 sq.m / 300.3 sq. m

Measurements are approximate, not to scale, illustrative purposes only.

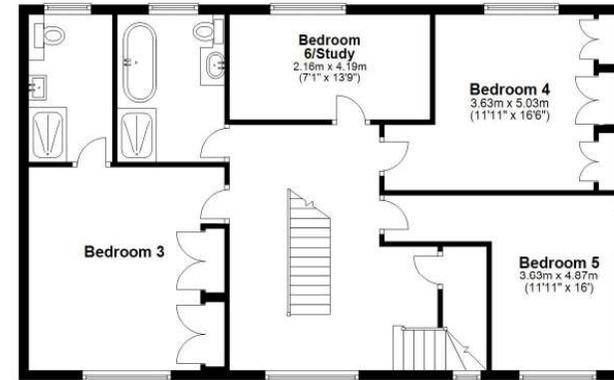
## Ground Floor

Main area: approx. 119.9 sq. metres (1290.3 sq. feet)  
Plus garage: approx. 47.7 sq. metres (513.9 sq. feet)



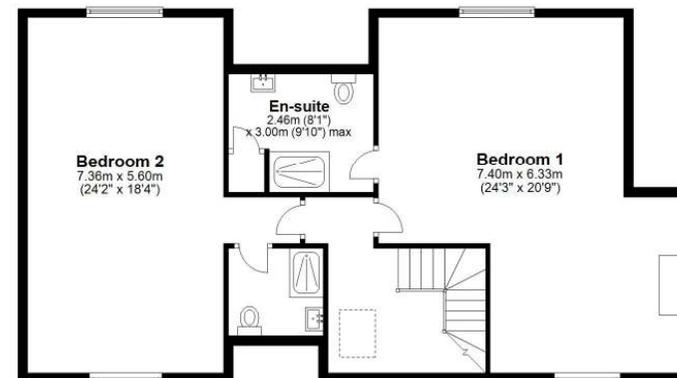
## First Floor

Approx. 90.5 sq. metres (973.9 sq. feet)



## Second Floor

Approx. 89.9 sq. metres (968.1 sq. feet)





[www.james sellicks.com](http://www.james sellicks.com)

**Oakham Office**  
 6-8 Market Place  
 Oakham Rutland LE15 6DT  
 01572 724437  
[oakham@james sellicks.com](mailto:oakham@james sellicks.com)

**Market Harborough Office**  
 01858 410008  
**Leicester Office**  
 0116 285 4554  
**London Office**  
 0207 839 0888



**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.