

JAMES SELICKS

STONEACRES

GREAT EASTON, MARKET HARBOROUGH



A handsome late Georgian predominantly stone built edge of village house, with delightful gardens and pleasant village and countryside views.

Four bedrooms • Additional self-contained guest/annex • Three reception rooms • Fabulous dining kitchen • Extant planning consent for triple garaging and kitchen extension • Large gravelled driveway • Flag stone terrace and lawned gardens • Small paddock • Prime Welland Valley village • Total plot of approx 0.53 of an acre •

Accommodation

Stoneacres is a classic village house rarely seen on the open market in such a popular Welland Valley village. The property has been carefully updated and immaculately presented by the current owners for modern living and provides further scope for extension if required by virtue of extant planning consents.

The three spacious reception rooms provide a house ideal for family life and entertaining, with versatile bedroom accommodation by virtue of an independently accessed ground floor bedroom for guests, dependant relative or home office. The private gardens are predominantly walled and provide space for a growing family and entertaining.

The spacious entrance hall has generous glazing creating a light space, which has a travertine floor and a useful boot room, large utility and cloakroom off. An inner hall leads to a small study, which has a window to the front.

A fabulous kitchen has a limestone floor, quartz preparation surfaces, a large island with breakfast bar, bench seating and an oval dining table. There is a stunning range of handmade cabinets, larder units and pan drawers. Integrated appliances include a wine fridge, American fridge freezer, a range cooker and dishwasher. Two sets of French doors lead to a flagstone terrace and garden. In addition, if a further kitchen extension is required, an extant consent exists for the erection of a brick two story addition to side of house.

A sitting room has a pitched ceiling with queen post trusses and built in bookcase and shelving. A brick and oak framed passageway (designed to be enclosed if required) leads to a guest suite with French doors and windows overlooking the garden, a bed decked on a mezzanine, a shower room and a small kitchenette. This room is air conditioned.

The ground floor accommodation is completed by a fabulous dining room with a fireplace creating a lovely focal point, and a second sitting room with a fireplace with log burner and lovely views.





Outside

The property offers a large gravel driveway with plenty of parking, with planning consent for a triple bay oak framed garage, plus an oak framed covered seating area. The garden is predominantly walled, and laid to lawn with mature borders, flagged terraces and a small paddock to the left hand side of the drive. The plot in total extends to approximately 0.53 of an acre.

Location

Great Easton is one of the most attractive Welland Valley villages in highly accessible and yet unspoilt countryside. The village contains a public house, shop/post office, active village hall and a parish church. The nearby market towns of Uppingham and Market Harborough provide a good array of everyday shopping facilities and amenities, with the latter providing a good rail link to London St Pancras in under an hour. Corby also offers excellent communications into London St. Pancras with a half hourly service every day. Excellent schooling is available in nearby at Market Harborough and Brighthurst offers an outstanding primary school.

Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: G

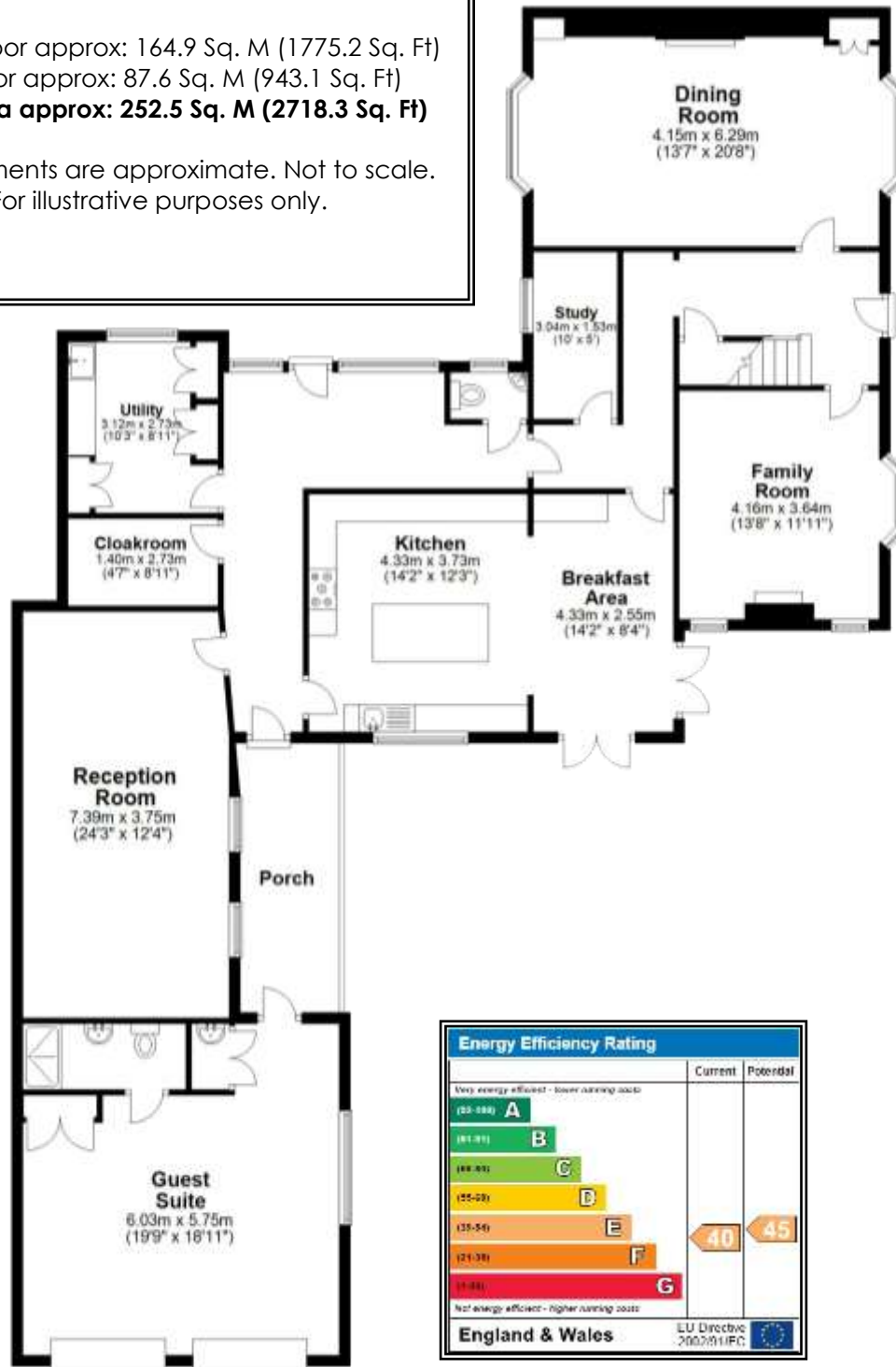
SERVICES: The property is offered to the market with all mains services and gas-fired central heating.





Ground floor approx: 164.9 Sq. M (1775.2 Sq. Ft)
 First floor approx: 87.6 Sq. M (943.1 Sq. Ft)
Main area approx: 252.5 Sq. M (2718.3 Sq. Ft)

Measurements are approximate. Not to scale.
 For illustrative purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(93-100)	A		
(81-92)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	40	45
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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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