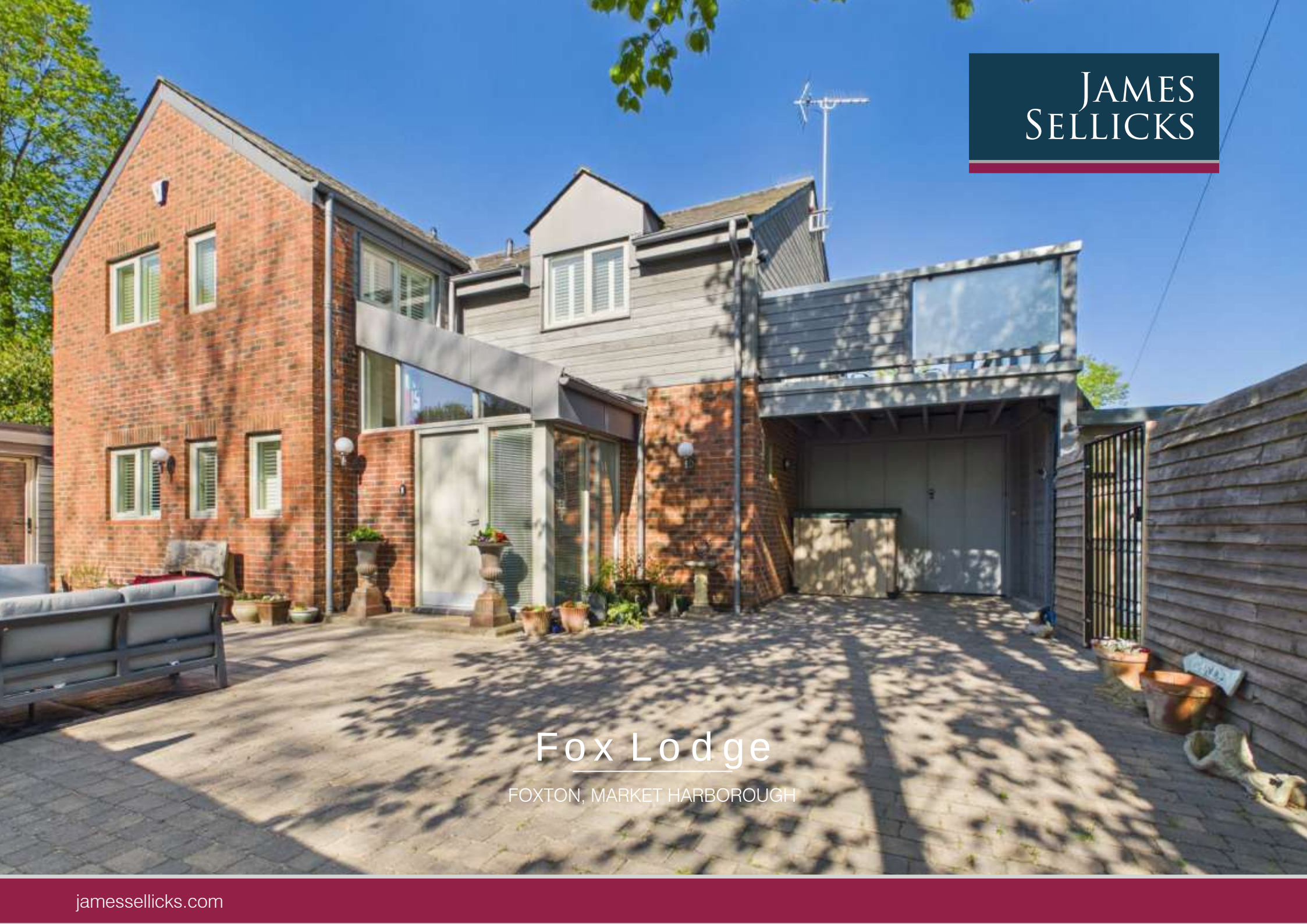




JAMES
SELICKS

Fox Lodge

FOXTON, MARKET HARBOROUGH

Fox Lodge is a striking, award-nominated eco-home, thoughtfully designed by Danish specialists Roust Træ to deliver exceptional energy efficiency, low running costs and a reduced carbon footprint. Set within a quiet backwater of Foxton, it combines sustainable modern living with excellent access to Market Harborough and fast rail links to London. Offered with no upward chain.

- Award-nominated, architect-designed eco-home EPCA
- High-performance build with outstanding energy efficiency
- Solar panels, air source heat pump & MVHR ventilation system
- Underfloor heating throughout the ground floor
- Contemporary open-plan living kitchen with garden access
- Three double bedrooms, including principal suite with ensuite
- First floor balcony with open village and countryside views
- Separate snug, utility room & ground floor shower/WC
- Detached home office (300+ sq ft), garage & ample parking
- South-facing wraparound gardens and entertaining spaces
- No upward chain
- LJCC Merit award for craftsmanship

Accommodation

The property opens into a bright, vaulted entrance space with full-height glazing, setting the tone for the home's light-filled, energy-conscious design. The ground floor is arranged around a superb open-plan living kitchen, designed for both everyday living and entertaining, with large sliding doors and full-height windows maximising natural light and passive solar gain. A contemporary fitted kitchen with solid wood worktops and island sits at the heart of the space, complemented by underfloor heating powered by an efficient air source heat pump. A separate snug provides a more private living area, alongside a utility room, storage and a ground floor shower room.

Upstairs, the vaulted ceilings continue, enhancing the sense of space and efficiency of the insulated structure. The principal bedroom enjoys built-in storage and a well-appointed ensuite, while two further double bedrooms are served by a modern shower room. One bedroom opens onto a generous balcony with far-reaching village and countryside views. The first floor also houses key elements of the home's energy system, including the solar PV inverter and thermal store, supporting the property's low-energy performance.

Outside

Externally, the property continues its practical and sustainable design with a south-facing wraparound garden, ideal for maximising sunlight. A private courtyard leads to a substantial home office, perfect for remote working, alongside a garage, covered storage and generous parking. The gardens are mainly laid to lawn with patio areas for outdoor entertaining, all enclosed and designed for low maintenance and year-round enjoyment.

Location

The village of Foxton is surrounded by picturesque countryside and offers a strong sense of community centered around the village hall, the church of St. Andrews, two popular public houses, and Foxton Locks is a pleasant short walk along the canal where there is a restaurant and further pub. Schooling is catered for by the well-regarded Foxton Primary School. The area is well known for its attractive rolling countryside.





The nearby market town of Market Harborough offers excellent shopping and supermarket facilities including Waitrose, Sainsbury's and Tesco, schools, restaurants, bars, a theatre, and leisure centre. For the commuter, there are mainline rail services to London St Pancras with its new Eurostar link, the M1 is accessible at junction 20, and the A14 lies to the south.

Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed **Built:** Constructed between 2015 & 2016

Conservation Area: Yes, Foxton Conservation Area **Tax Band:** F

Services: The property is offered to the market with mains water & drainage, air source heat pump, underfloor heating system and a mechanical ventilation heat recovery system

Broadband delivered to the property: FTTC 'EE'

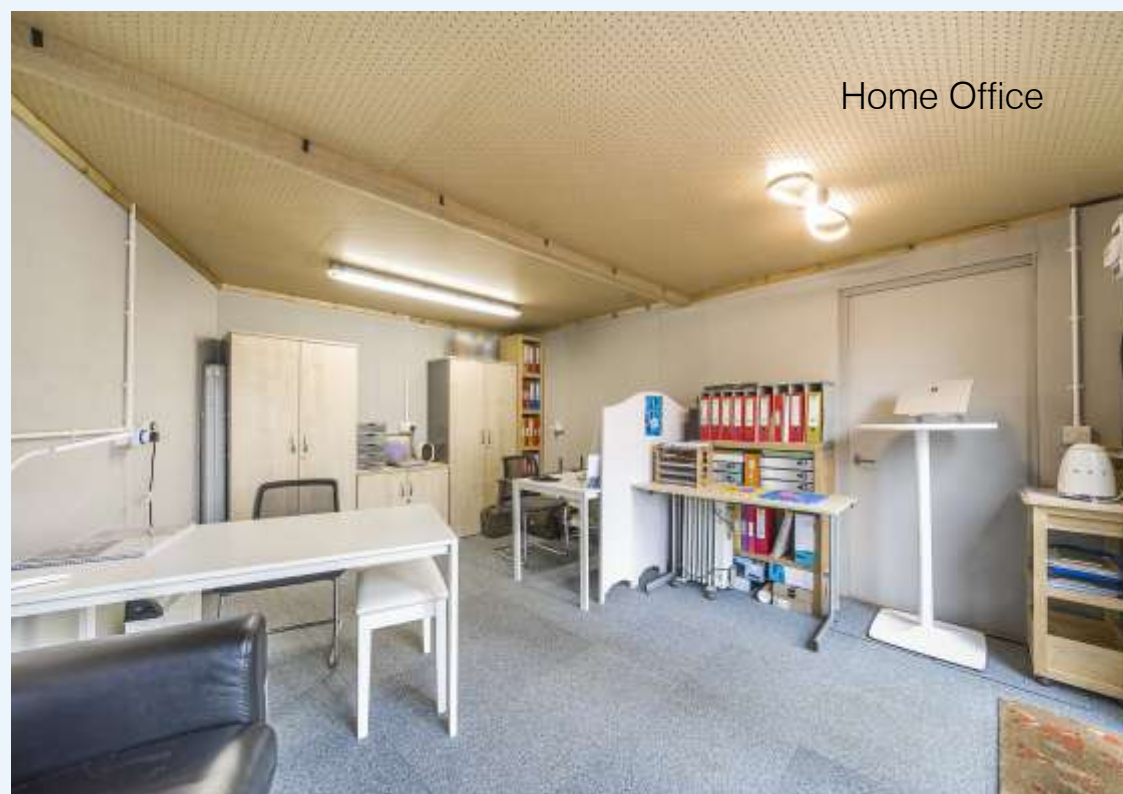
Non-standard construction: Robotically manufactured structurally insulated panels with factory fitted membranes, insulation, doors, windows and external spruce cladding.

Wayleaves, Rights of Way, Easements & Covenants: No

Flooding issues in the last 5 years: No

Accessibility: Two storey dwelling. No modifications.







Fox Lodge, Foxton, Market Harborough

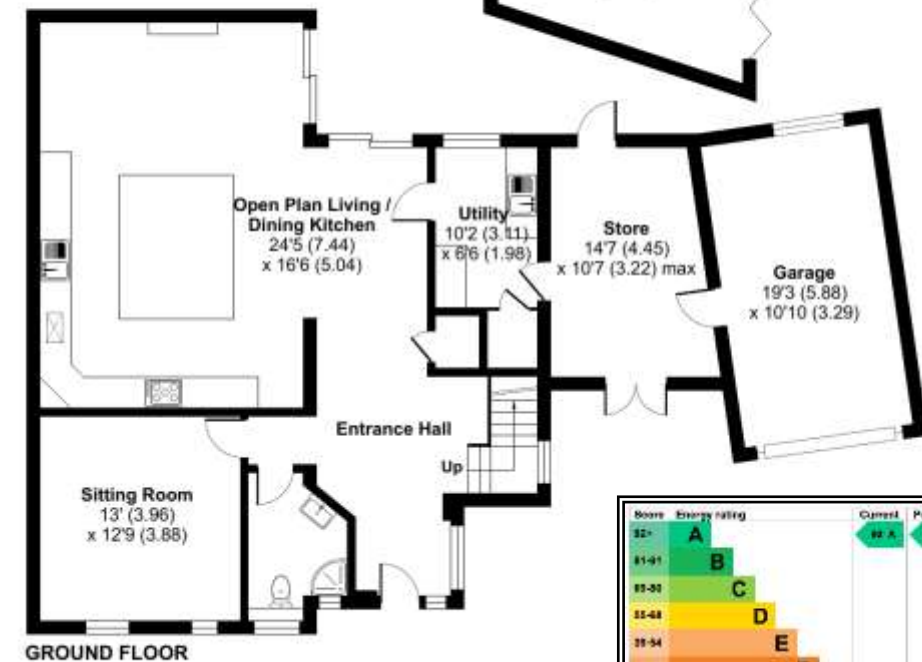
Approximate Area = 1984 sq ft / 184.3 sq m (excludes store)

Garage = 208 sq ft / 19.3 sq m

Outbuilding = 187 sq ft / 17.3 sq m

Total = 2379 sq ft / 220.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for James Sellick Estate Agents. REF: 1257953

Score	Energy rating	Current	Potential
82+	A	82 A	86 A
81-81	B		
80-80	C		
79-79	D		
78-78	E		
77-77	F		
76-76	G		

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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.

