
JAMES
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LISTED BUILDINGS
THE GREEN
GREAT BOWDEN, LEICESTERSHIRE
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32, The Green,

Great Bowden,
Leicestershire LE16 7EU

Occupying a prime position on The Green in the heart of the highly sought-after village of Great Bowden, 32 The Green is a beautifully restored Grade II Listed cottage that seamlessly combines historic character with contemporary family living. Rich in period charm, the property showcases

• Charming Grade II Listed cottage overlooking The Green • Situated in the heart of the highly desirable village of Great Bowden • Wealth of original character features including exposed beams and timbers • Stunning open-plan sitting and dining room with feature fireplace • Bespoke breakfast kitchen • Garden room/home office with direct access to the rear garden • Three double bedrooms • Beautifully appointed bathroom with freestanding bath and separate shower room • Mezzanine on third floor • Delightful landscaped cottage gardens to both front and rear

Accommodation
Throughout the property, the careful restoration and sympathetic updating have preserved the building's historic integrity whilst creating a home ideally suited to modern living. The property is entered into a stunning reception room. This principal reception room is a superb open-plan sitting and dining room, where exposed ceiling beams, structural timbers and a striking brick fireplace create a warm and inviting atmosphere. Offering excellent versatility, this substantial room provides clearly defined areas for both relaxation and entertaining whilst maintaining an open and sociable feel. Large windows frame attractive views across the front gardens and flood the interior with natural light.

Beyond the reception room lies a beautifully fitted breakfast kitchen, designed in a classic style with an extensive range of cabinetry. The kitchen serves as a practical and sociable hub of the home, whilst maintaining the property's period character. Situated off the kitchen is a utility room, and in turn a guest WC and boot room. An excellent sized dining room/home office provides access to a garden room which completes the ground floor accommodation and enjoys direct access to, and views of, the beautiful rear cottage garden.

The first floor provides two generous double bedrooms with attractive period features and views over the surrounding village, plus a third double guest bedroom. The principal bedroom benefits from fitted storage. A staircase rises to the second floor where an attic room is currently used as a gym.

Outside
One of the property's most exceptional features is its enchanting stone and thatch frontage overlooking The Green. A beautifully established cottage garden provides a wonderful first impression, with winding pathways bordered by an abundance of mature planting, colourful herbaceous borders and seasonal interest throughout the year. The garden perfectly complements the character of the cottage and creates a beautiful frame to the village green beyond.

The landscaped rear garden has been thoughtfully designed to offer a series of distinct outdoor spaces. A paved terrace immediately adjoining the property provides an ideal setting for outdoor dining and entertaining, whilst areas of lawn, gravel pathways, mature planting and well-stocked borders create a private and tranquil environment. A timber garden store and sheltered seating areas further enhance the usability of the space, making it a delightful extension of the accommodation and a wonderful setting in which to enjoy village life.

The Thatch
The ridge of the thatched roof is being replaced, and the rest of the roof is having an overhaul. Scheduled for Summer 2026.

Location
Great Bowden is a thriving village lying approximately one mile outside of Market Harborough, an extremely attractive market town offering niche shopping, leisure and sporting amenities in addition to mainline railway networks to London St. Pancras in under an hour, Leicester and Nottingham, 15 and 40 minutes' respectively. There are exceptional road communications to the M1, A14 and the M6, with Birmingham within an hour's drive. The village itself has a lively community with a store and post office, coffee shop, tearoom /deli, popular public house, primary school and parish church, and is situated amongst some of the County's finest countryside.

Property Information
Tenure: Freehold
Local Authority: Harborough District Council
Tax Band: E
Listed Status: Grade II Listed. Listing Number 1074452.
Built: 1726
Conservation Area: Yes, Great Bowden Conservation Area
Services: The property is offered to the market with all mains services and gas-fired central heating
Meters: Gas and Electric smart meters, plus a water meter
Loft: Boarded, insulated with lighting
Broadband delivered to the property: FTTP (451 mbps)
Non-standard construction: Believed to be of standard construction with a thatched roof
Wayleaves, Rights of Way & Covenants: Yes
Flooding issues in the last 5 years: No
Accessibility: Three storey dwelling. No modifications for accessibility
Planning issues: None declared by our clients
Planning local to property: Neighbour at 33 has planning consent for the erection of a timber garden room and the creation of a single parking space to the front garden with EV charger. Ref. No: 26/00107/FUL

Satnav Information
The property's postcode is LE16 7EU, and house number 32.

Note to prospective purchasers
As a regulated profession, and in accordance with the Anti-Money

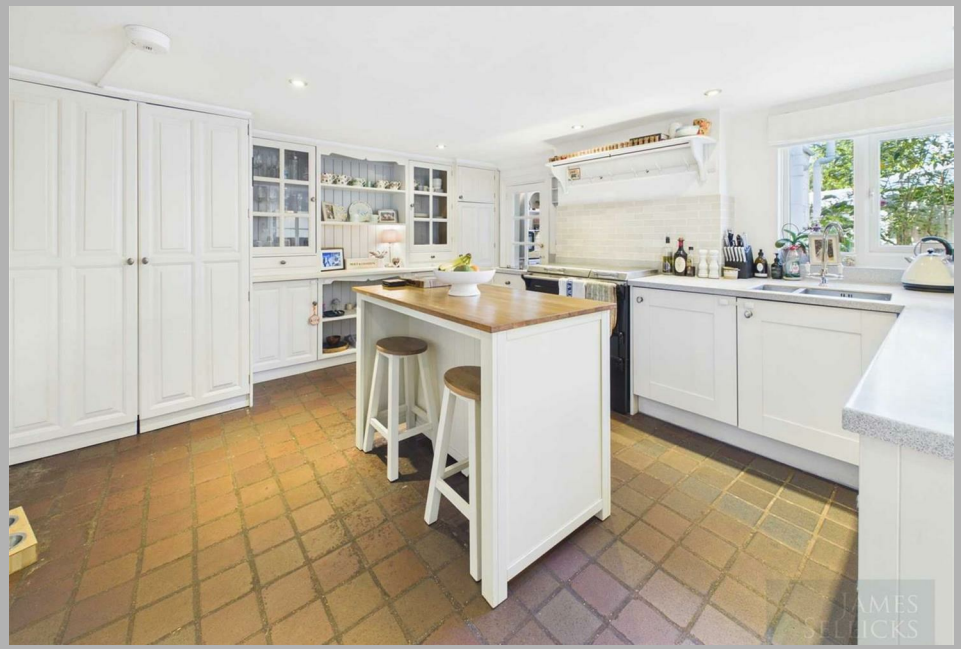








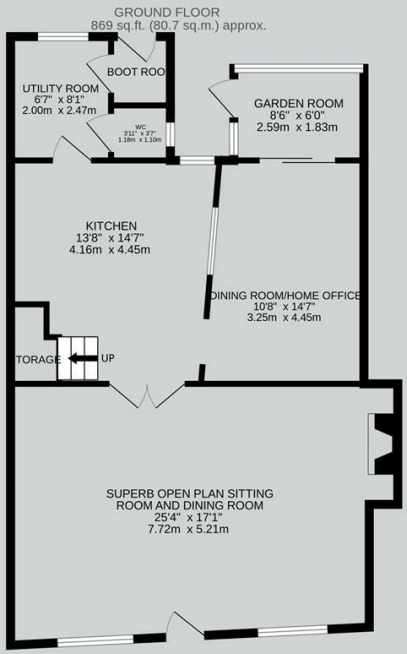


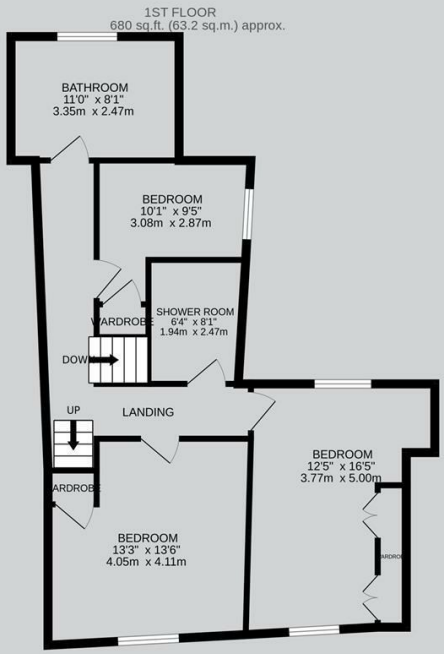


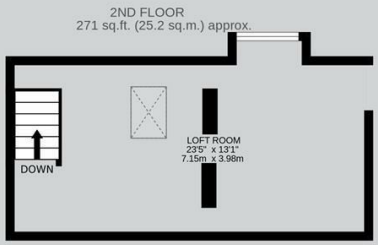
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Total Approx Gross Internal Floor Area 1820.00 sq ft

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







TOTAL FLOOR AREA : 1820 sq.ft. (169.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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JAMES SELLICKS

www.jamessellicks.com

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

Leicester Office
0116 2854 554

Oakham Office
01572 724437

London Office
0207 839 0888

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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.