



DE BOSCO HOUSE
WALTHAM ROAD, THORPE ARNOLD

JAMES
SELICKS



“... AN EXCEPTIONAL COUNTRY HOME ...”

De Bosco House presents a rare opportunity to acquire an exceptional country home of remarkable quality, beautifully positioned along one of Thorpe Arnold's most picturesque lanes. This distinguished residence has been sympathetically upgraded throughout, blending timeless character with refined modern living to create a home of style, sophistication and comfort.

Open Plan Kitchen • Three Reception Rooms • Utility Room, Downstairs Cloakroom • Five Bedrooms • Family Bathroom, Two Ensuites • Garaging, Private Driveway • Just Over Half-Acre Plot • Beautifully Landscaped Garden • Village Location • No upward chain • EPC - C

Ground Floor

Approached via a private driveway, the property immediately impresses with its handsome façade and landscaped grounds. Stepping inside, the grand entrance hall sets the tone, featuring a sweeping return staircase rising to a galleried landing beneath a striking double-height ceiling. The ground floor offers an abundance of light-filled living space, including three elegant reception rooms, each with tall Georgian-style sash windows, decorative detailing and high-quality oak flooring.

The heart of the home is the superb living/dining kitchen – a recent extension and full refurbishment designed with family life and entertaining in mind. This beautifully appointed space features a central island, granite worktops, integrated Neff appliances and wide bi-folding doors opening onto the terrace, seamlessly connecting indoor and outdoor living. A rear hallway, utility room and cloakroom complete the ground floor.



First Floor

Upstairs, the galleried landing leads to five generous bedrooms. The principal suite is a luxurious retreat, incorporating a spacious bedroom, dressing room and a beautifully refitted en-suite with high-end finishes. A second bedroom also benefits from an en-suite, while the remaining rooms are served by a stunning family bathroom.

Outside

Set within approximately 0.6 acres, the gardens are a true highlight. Expertly landscaped and meticulously maintained, they include expansive terraces for dining and relaxation, manicured lawns, shaped topiary, a charming woodland copse and a seating area with fire pit. The grounds enjoy idyllic views towards the village church and rolling countryside. A triple garage—comprising a double garage previously used as a gym and a versatile single garage—offers excellent storage and workspace options.

Offered to the market with no onward chain, De Bosco House is a rare blend of character, craftsmanship and contemporary comfort, perfectly positioned in one of the area's most desirable village settings.

“... TIMELESS CHARACTER WITH
REFINED MODERN LIVING ...”



Location

Thorpe Arnold is a small rural village situated in delightful countryside, convenient for the popular market town of Melton Mowbray. De Bosco House is strategically well placed for the commuter, giving ease of access to the regions commercial and retail centres. Its position takes full advantage of the fantastic rail links to London from Grantham, taking approximately an hour to London King's Cross. It is also well placed for rail access at Leicester and is within reach of a number of local amenities. The region also provides excellent schooling in both the state and public sectors.

Services & Council Tax

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

Melton Borough Council – Tax Band G

Tenure

Freehold

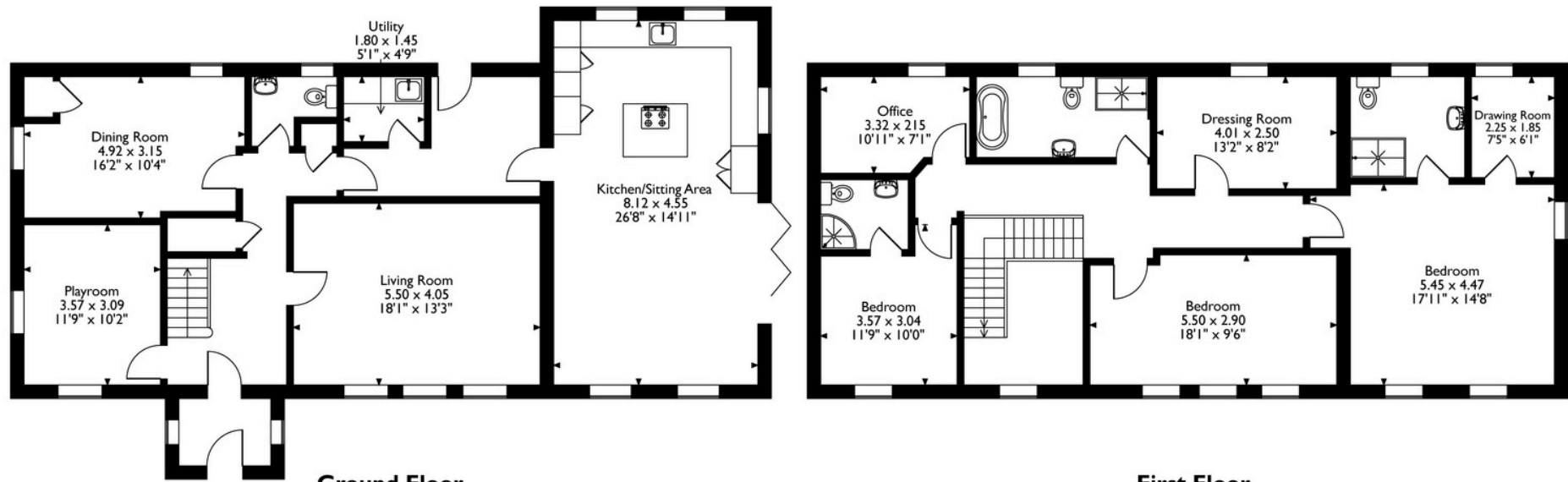




De Bosco House, Waltham Road, Thorpe Arnold, Melton Mowbray LE14 4SD

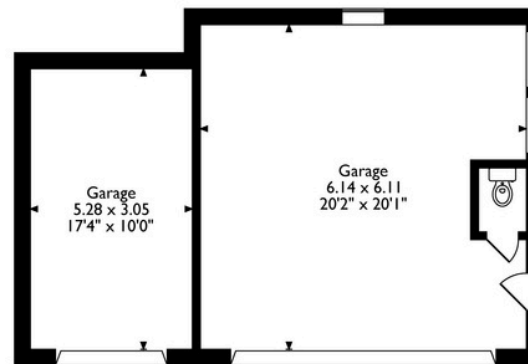
House Total Approx. Gross Internal Floor Area incl. Garage = 3100 ft² / 288 m²

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



Ground Floor

First Floor





JAMES SELICKS

Oakham Office

6-8 Market Place, Oakham
Rutland LE15 6DT
01572 724 437
oakham@james sellicks.com

Market Harborough Office
01858 410 008
Leicester Office
0116 285 4554

www.james sellicks.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.