

# JAMES SELICKS

## Garden House

STRETTON HALL, OADBY





### Garden House

14A Chestnut Drive  
Stretton Hall, Oadby  
Leicestershire  
LE2 4QX

A stunning, individually designed and built, five bedroom detached residence boasting over 4,000 square feet of accommodation plus a 1,200 square foot annexe, situated in a superb, private and secluded location on the edge of the ever popular Stretton Hall development.

Porch • reception hall • sitting room • cinema room • WC • bar • stunning living kitchen • utility room • further WC • boiler room • galleried landing • master bedroom suite • en-suite • four further bedrooms • two further en-suites • Jack & Jill bathroom • EPC - C • driveways • extensive lawned gardens • patio entertaining areas • garage • two bedroom annexe • EPC - E

### Location

Long regarded as one of the most sought after locations within the County, Oadby is particularly popular due the proximity of excellent local schooling in both the state and private sectors including Stoneygate School and Leicester Grammar, both within a five minute car journey at nearby Great Glen village; A wide range of amenities are available nearby including shopping and recreational facilities, with both Leicester and Market Harborough providing mainline railway communications to London St Pancras.

### Accommodation

The property which enjoys Amtico flooring with underfloor heating throughout, is entered via a porch with solid wood French doors into a reception hall with ceiling coving and spotlights, housing the staircase to the first floor. French doors lead into the sitting room, with four sets of solid oak bi-fold French doors either side, a sunken ceiling with coving, ceiling spotlights, a feature limestone fireplace with inset gas living flame effect fire, and solid oak double glazed bi-fold doors to the rear. The cinema room has windows with blackout blinds, ceiling spotlights and seven electric reclining cinema seats. A ground floor cloakroom provides a two piece Villeroy & Boch suite. The bar has a window and solid wood French doors to the side leading onto a patio entertaining area, integrated display cabinets, preparation surfaces, drawers and cupboards, a curved bar with seating area and two pendant lights above and a feature stone fireplace. The fantastic refitted living kitchen has windows overlooking the walled garden and boasts an excellent range of contemporary eye and base level units and soft-closing drawers, Quartz preparation surfaces, a ceramic sink and Quartz drainer unit with a Quooker mixer tap over, integrated Siemens appliances to include a larder fridge, larder freezer, dishwasher, coffee machine, microwave/steamer, twin ovens and two large warming drawers, an island unit houses a Siemens five-ring induction hob and down draft extractor unit, Quartz breakfast bar space with ample storage beneath and three pendant lights above, a built-in seating area with pendant light above, ceiling spotlights and ceiling speakers. The kitchen is open plan to an oak framed garden room with floor to ceiling windows, a roof lantern and oak bi-fold doors to the rear. A rear entrance hallway has an oak door and full height windows leading to the rear garden. The utility room provides an excellent range of eye and base level units and drawers, preparation surfaces, a stainless steel sink and drainer unit and plumbing for automatic washing machine and tumble dryer. A further ground floor cloakroom provides a two piece Villeroy & Boch suite. A boiler room houses the wall mounted boiler with twin tanks and a pressurised system.





A fantastic curved oak staircase leads to a first floor galleried landing with six skylights and a pendant chandelier. The master bedroom suite has three Velux', a feature triangular oak framed double glazed window overlooking the garden and boasts a superb range of built-in cupboards and drawers, a dressing area with hanging space, shelving and loft access and an en-suite with a Velux and a three piece Villeroy & Boch suite comprising a large Jacuzzi bath, double walk-in shower cubicle, twin wash hand basins with mirrored cupboards over, bidet, low flush WC, chrome heated towel rail, integrated television, loft access, ceiling spotlights, fully tiled walls and floor. Bedroom two has windows to the front with views over The Green and an en-suite with a skylight, corner shower cubicle, low flush WC and wash hand basin, heated chrome towel rail, fully tiled walls and floor. An inner landing with houses a built-in storage cupboard and leads to bedroom three, with views over The Green, built-in wardrobes, dressing table, bedside tables and chest of drawers and an en-suite with a skylight, double shower cubicle, contemporary wash hand basin and low flush WC, heated chrome towel rail, fully tiled walls and floor. Bedroom four gives access to a Jack & Jill bathroom with a corner shower cubicle, low flush WC, wash hand basin and a beautiful Villeroy & Boch shaped bath, heated chrome towel rail, fully tiled walls and floor, a skylight and a further door to bedroom five, with built-in wardrobes and dressing tables.

#### Annexe

The superb annexe has a spacious reception room with a vaulted ceiling, open plan to a fully fitted kitchen with a good range of eye and base level units and drawers with ample Corian preparation surfaces, sink and drainer unit, undermounted units, wine rack and drinks cooler, an induction hob with oven under, integrated fridge, built-in oak shelving, ceramic flooring, an oak window and oak framed bi-fold doors leading to the garden. The entrance hall houses the stairs to the first floor and a double bedroom with a wet room having low flush WC, pedestal wash hand basin and a shower area. To the first floor of the annexe is a further double bedroom with a dressing area, a bank of built-in wardrobes, inset ceiling spotlights and a further bathroom with an enclosed WC, twin wash hand basins with cupboards beneath, a contemporary oval bath and a large glazed walk-in shower enclosure with personal and rainforest shower heads, heated chrome towel rail, inset ceiling spotlights, part tiled walls and tiled floor.

#### Outside

Uniquely, the whole plot is walled and is accessed via twin double wooden gates to a large block paved driveway with slate borders and mature flowerbeds, leading to a garage with up and over doors. To the rear of the property a granite patio wraps around the whole house providing seating and entertaining areas with raised flowerbeds and slate borders with privet globes, a large lawned area with a central circular water feature, timber arbour covered decked seating area, a mature tree with circular seating, further raised lawned area with Olive trees and a superb undercover bar area having a granite topped bar with fridges beneath and a storage cupboard with shelving. A gravelled rear area leads to the kitchen garden where there are further gravelled and block paved pathways, raised beds and shaped privet globes. There is also a further granite patio entertaining area to the side of the annexe.

**Tenure:** Freehold

**Local Authority:** Harborough District Council

**Tax Band:** G

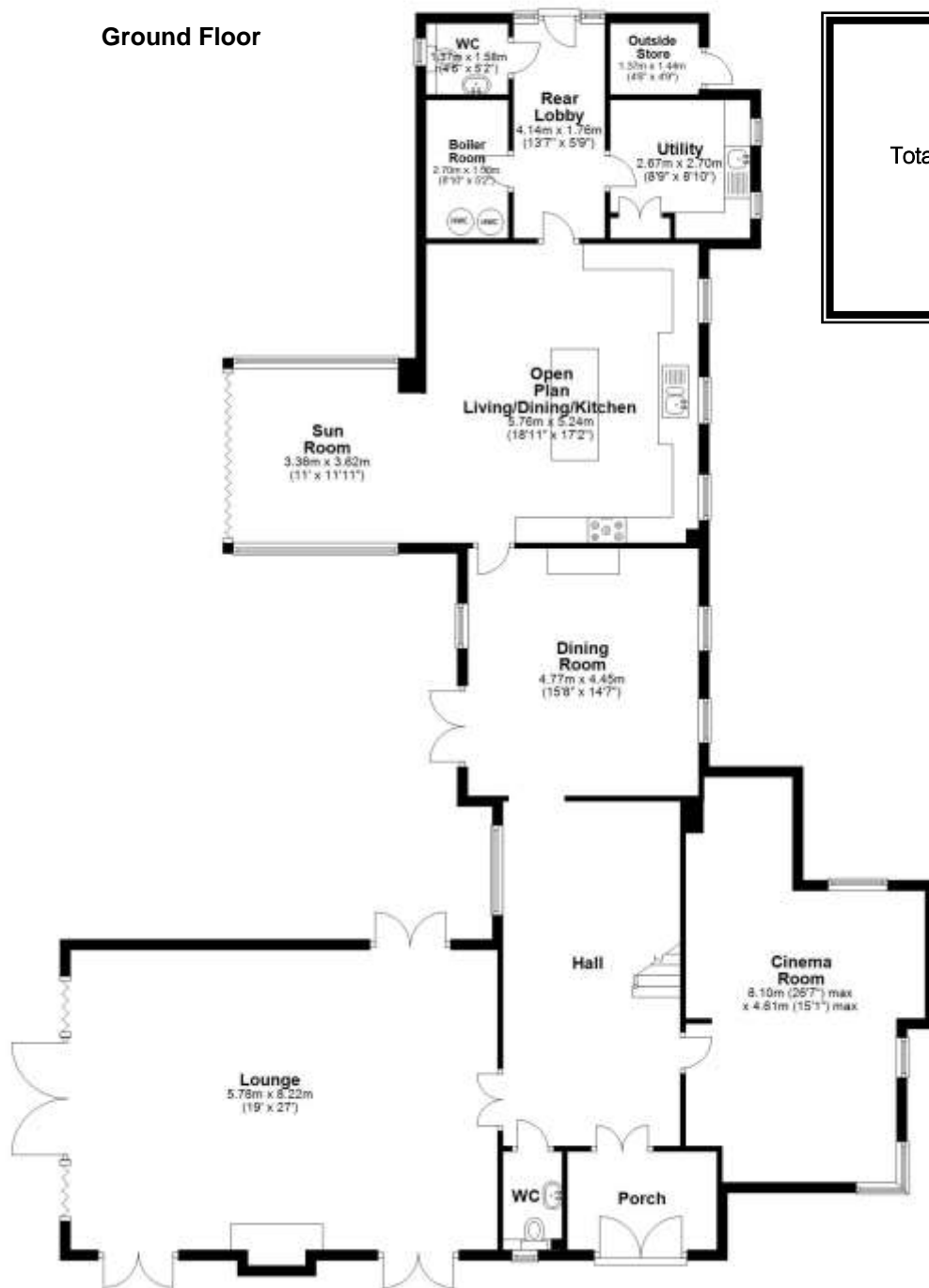
#### Satnav Information

Garden House, 14A Chestnut Drive Stretton Hall, Oadby, Leicestershire LE2 4QX





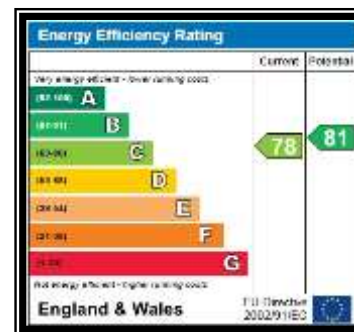
## Ground Floor



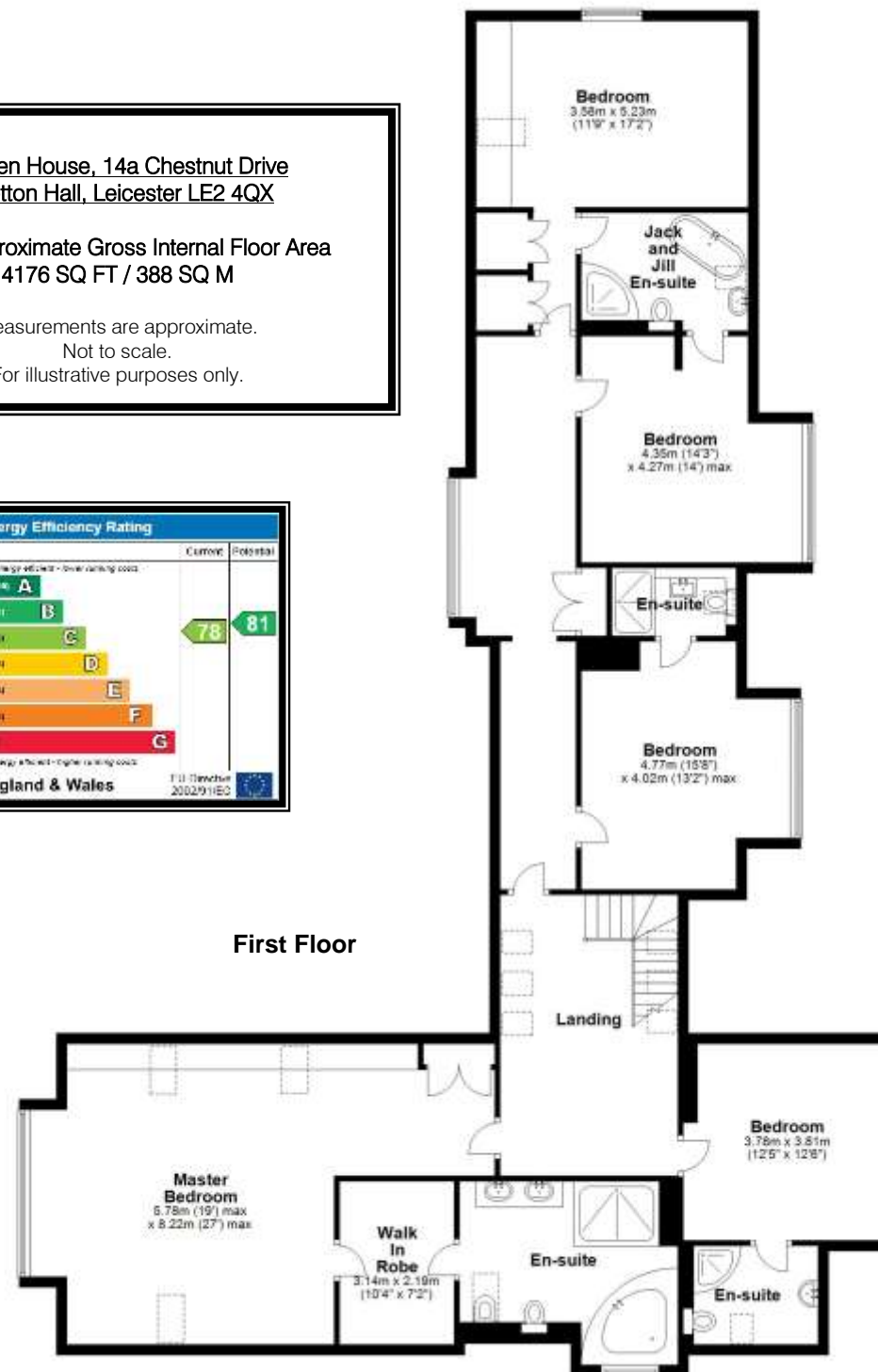
Garden House, 14a Chestnut Drive  
Stretton Hall, Leicester LE2 4QX

Total Approximate Gross Internal Floor Area  
4176 SQ FT / 388 SQ M

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



## First Floor







ANNEXE



Annexe, 14a Chestnut Drive, Stretton Hall, Leicester LE2 4QX

Total Approximate Gross Internal Floor Area = 1248 SQ FT / 116 SQ M

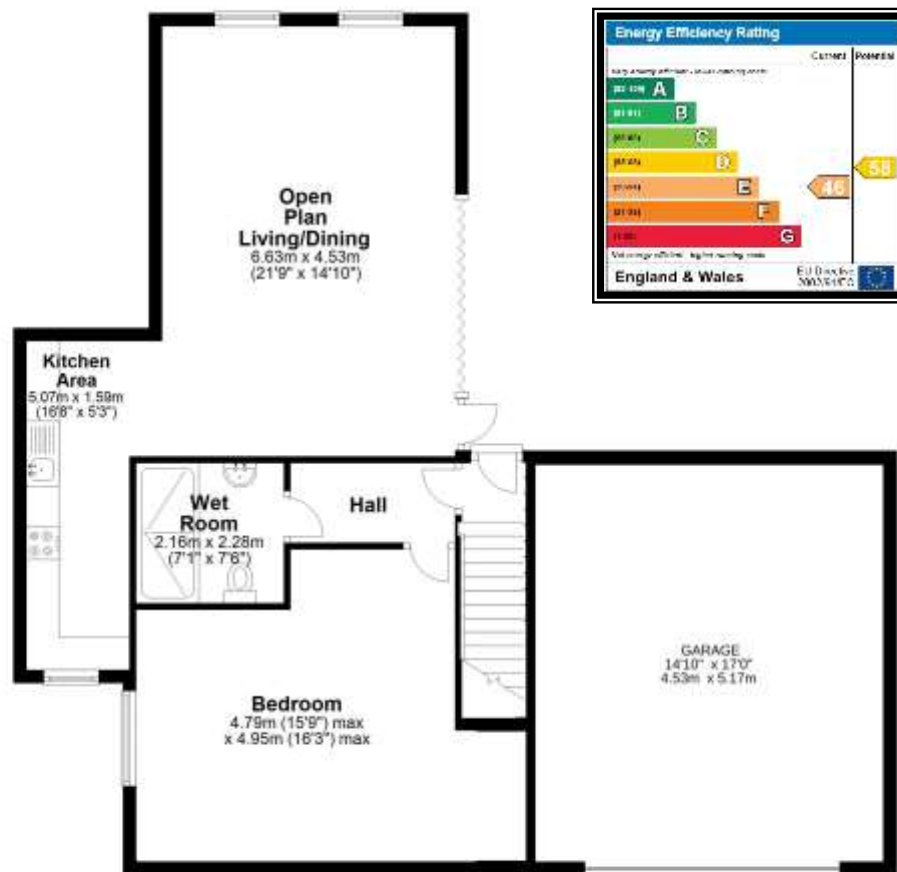
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## Ground Floor



## First Floor





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