

JAMES  
SELLICKS

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OAK HOUSE

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BACK LANE  
BURTON OVERY

GUIDE PRICE: £995,000



Located within the highly regarded village of Burton Overy, this exceptional period home is where timeless character meets contemporary comfort.

Previously configured as a five/six bedroom, the versatile and beautifully presented accommodation boasts a wealth of character features including fireplaces, exposed brickwork, beamed ceilings and log burners.

Beautifully presented character home • character features throughout • three versatile reception rooms • stunning open-plan living/dining kitchen • master bedroom, Juliet balcony, en-suite & dressing room • two further bedrooms • bedroom four/study • family bathroom • driveway • further secure gated parking • professionally landscaped rear garden • brick store & covered outdoor dining area • EPC – C

#### Location

This picturesque south Leicestershire conservation village is without doubt one of the most sought-after locations within the County. Very convenient for Leicester some seven miles to the north, Market Harborough and Great Glen, Burton Overy retains its rural charm and remains a working farming community with very little through traffic.

The village itself has a dairy for milk, bread and cakes, an active church congregation, a well-liked public house and a village hall with nearby Great Glen providing local amenities catering for all day-to-day needs including some of the finest schooling within the County offering education from ages 3 to 18. Shopping and supermarket facilities are available in Oadby, Fosse Park and the thriving town of Market Harborough with mainline rail services to London St Pancras in under an hour.

#### Accommodation

The property is entered via an oak-framed storm porch leading into a generous entrance hall with exposed brickwork and oak flooring, housing a graceful dogleg staircase. From here, the accommodation unfolds beautifully. A triple-aspect reception room, bathed in natural light and warmed by a gas stove offers superb versatility. The formal sitting room boasts a striking exposed chimneybreast with an inset wood-burning stove. The elegant dining room is perfectly positioned to link the living spaces with the impressive kitchen.

The heart of this stunning home is the beautiful open-plan living/dining kitchen with windows overlooking the gardens. This fantastic, bright space boasts an excellent range of bespoke eye and base level units and drawers with ample preparation surfaces, a Belfast sink with mixer tap and high quality integrated appliances including a double oven and Aga. A large central island unit provides dining space, whilst a living area with a wood-burning stove provides an area to relax and access via French doors to the garden and a spiral staircase to the first floor. The ground floor also includes a utility room and cloakroom.

The first floor offers a flexible and intuitive layout. To the front are two generous double bedrooms served by a family bathroom and separate shower room. The luxurious master bedroom is filled with natural light via a Juliet balcony and enjoys an en-suite with both a freestanding bath and a walk-in shower, and an adjoining dressing room (possible further bedroom) with bespoke built-in wardrobes. A further large versatile room (with additional access from the kitchen) would be perfect either as another bedroom, hobbies room or study, with the master en-suite as a Jack-and-Jill bathroom.







#### Outside

The property has a feature cobbled frontage and paved steps leading to the storm porch and front door. A block-paved driveway provides off-road parking and access via electric timber gates to a further secure parking area and a paved seating area.

The rear garden is a true delight: private, expertly landscaped and designed with a series of charming seating areas, a neat circular lawn and a formal gravelled dining space. A large brick store and a covered dining area further elevate this wonderful outdoor space, making it ideal for entertaining.

**Tenure:** Freehold.

**Local Authority:** Harborough District Council, **Tax Band:** G

**Listed Status:** None.

**Conservation Area:** Burton Overy.

**Services:** Offered to the market with all mains services and gas-fired central heating.

**Broadband delivered to the property:** Fibre (FTTC) speed unknown.

**Construction:** Believed to be Standard.

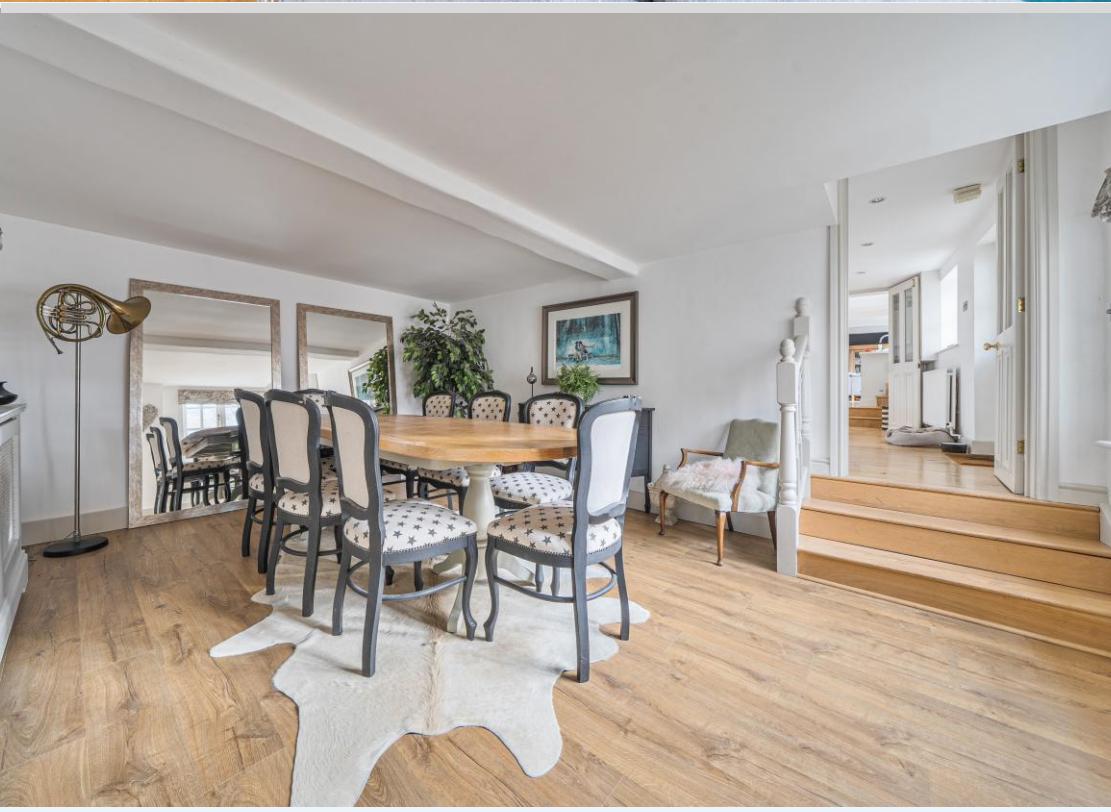
**Wayleaves, Rights of Way & Covenants:** None our Clients are aware of.

**Flooding issues in the last 5 years:** None our Clients are aware of.

**Accessibility:** Two-Storey property, no specific accessibility modifications made.

**Planning issues:** None our Clients are aware of.

The property's postcode is LE8 9DE, and the property is Oak House.



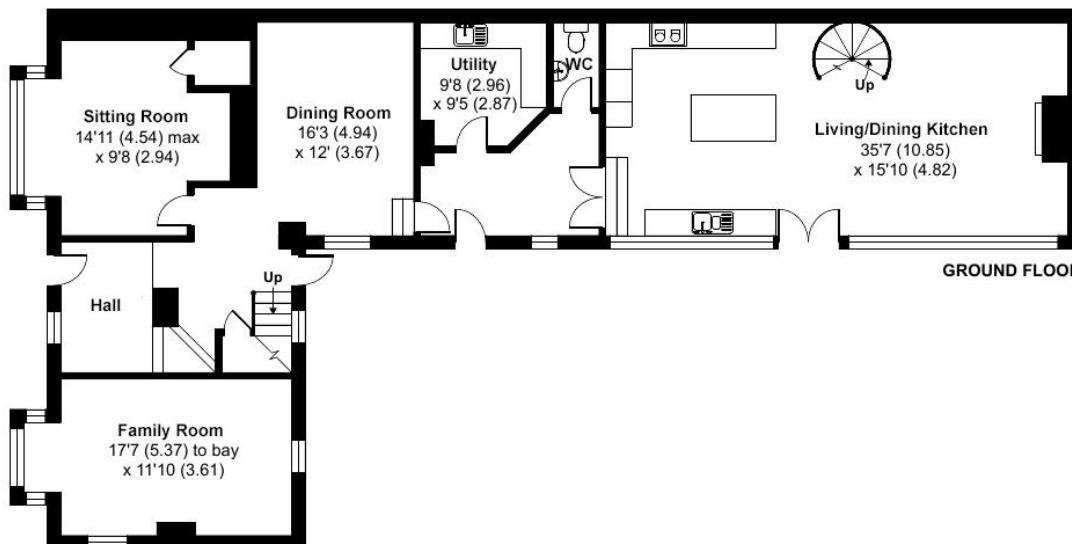
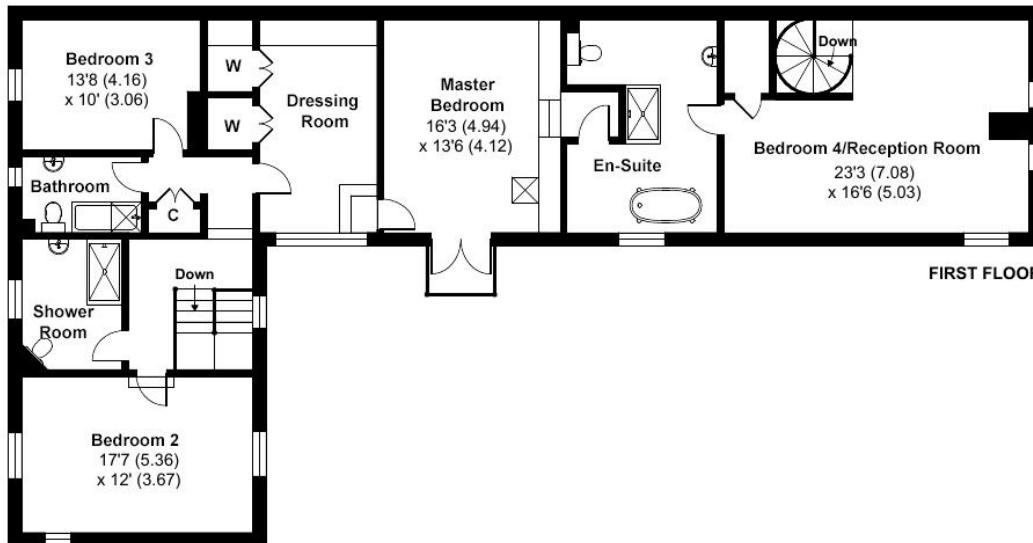




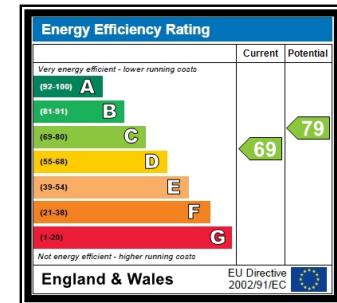
# Back Lane, Burton Overy, Leicester, LE8

Approximate Area = 3348 sq ft / 311 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). © nchecom 2025. Produced for James Sellicks Estate Agents. REF: 1384592



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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.

