

DINGLEY MANOR

DINGLEY, MARKET HARBOUROUGH



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- Dingley Manor to Market Harborough mainline station - 1 mile
- Market Harborough Mainline Station to St. Pancras - 57 minutes
- St Pancras International to Paris – from 2 hours 16 minutes
- St Pancras International to Brussels – from 2 hours 1 minute
- St Pancras International to Amsterdam – from 4 hours 7 minutes

Dingley Manor,
Dingley,
Market Harborough

A hugely ambitious, superbly specified, bespoke new build, architecturally designed family home combining elegant traditional style with modern architecture providing 5000Ft² of family accommodation.

Biggest new build property in Leicestershire, completed in 2021.

High specification to include underfloor heating | Three large reception rooms | Two fabulous kitchens | Six bedrooms | Five luxury bathrooms | Designed for self-contained living, annexe located in the South Wing | Fine rural views | Double bespoke oak garage | Herringbone flooring | High patterned skirting boards | Deep patterned door architraves | Painswick Green twenty feet sliding patio doors | Elegant chandelier | Amazing large corridor leading to the master bedrooms in the south wing |

Occupying one of south Leicestershire's finest locations with splendid south facing views over the sky-line of the town towards St Dionysius church in the heart of Market Harborough. Panoramic westerly views over Dingley Valley and the racecourse with both westerly and southerly sunsets. Dingley Manor dances with the sun and night sky.

Dingley Manor's elevations are constructed in a fine classical Oast Russet brick circled with a signature brick pattern inspired from a vintage Patek Philippe Ellipse Watch. The house conveys an aura of grandeur and timeless elegance which is displayed as the gates open.

Dingley Manor is a new, bespoke build family home in a classical design, perfect for entertaining, with huge spacious living accommodation. Outside is a fabulously large Indian sandstone terrace area of 1300Ft² providing wonderful south and westerly views over undulating sunsets and magnificent night skies.

ACCOMMODATION

A magnificent entrance hall and landing provides access to the accommodation, with the bespoke staircase in French oak taking centre stage, and Karndean herringbone flooring running throughout the ground floor. The internal doors are in oak. TV and data points are in all rooms.

Lighting is IP65 fire-rated with low voltage downlighters. There are smoke alarms. There is underfloor heating throughout the ground floor, with heating control panels in all ground floor rooms. A high-level security system is installed with HD motion detectors which are remotely controlled.

The breakfast room has a magnificent feature Stovax wood burner fireplace with a slate hearth and an array of high-quality patio doors providing panoramic views to the south and west. An oak, frameless glazed partition separates the breakfast room and kitchen, which has an excellent arrangement of drawer and base cabinetry, high quality built in-appliances, plumbing for an American fridge freezer, large central island unit and Karndean flooring. A second prep kitchen and utility room provide a further range of storage units, Oak worktop and oak splashback, Neff fridge and Neff hob with extractor. Beyond is a further store with plant room and storage.

The ground floor accommodation is completed by a shower room and two further large reception rooms both providing splendid panoramic views to the south, west and east giving splendid light within.

The first floor accommodation is arranged from the landing with a feature window to the north. The design is currently laid out for five/six bedrooms and four bathrooms. An impressive 24ft x 6ft corridor leads to the South wing where there are two large bedroom suites with dressing rooms and ensuite bathrooms. The sixth bedroom has potential to also be a home office or annex lounge. Beyond is a further separate room where utilities have been fitted for a kitchen, (not included, but shown as an example by the CGI).

This most ambitious of original new build projects is in a superb position and is offered with the agents' strongest recommendation for an early inspection.

OUTSIDE

The property is entered via magnificent swan-neck high quality, oak bespoke electric gates linked to the security system. The complementing high wall with signature vintage pattern and Orchard Stone pier caps are colour coordinated to match the oak gates the window sills of the house and the large Warwick Gold gravelled driveway. The drive provides ample guest parking for up to 30 cars and leads to the bespoke oak framed double garage. External up and down lighting circulating the signature pattern creates beautiful ambient lighting for outdoor entertaining. A fabulous 1300Ft² terrace to the rear provides amazing southerly and westerly views. Lawns to the south and west provide additional recreational space and border directly onto open fields.





LOCATION

The property's location offers great transport links by road and rail. The village of Great Bowden is a short walking distance from Dingley Manor being only 0.7 of a mile. Great Bowden is one of the most highly sought-after villages within the county both by virtue of the quality housing stock and strong community spirit. Good local amenities include a parish

church, post office, village store and primary school. There is a selection of places to eat and dine with two gastro public houses - The Shoulder of Mutton and The Red Lion - both recently renovated and upgraded are very popular amongst villagers and people who visit. In addition, there are two renowned cafes, with great food menus, The Bowden Stores which has a gift shop and Weltons Deli which has a post office and shop.

The town of Market Harborough provides a wide range of shopping, boutique shops, cafes restaurants, gastro public houses, wine bars, gyms, a leisure centre, education, hotels and recreational facilities. Various golf courses, theatre and Nevill Holt Opera House as well as many rural walks. Foxton Locks, Rockingham Castle, Kilworth House, Rutland Water and the renowned Fine Dining restaurant at Rutland Point are all on the doorstep. Schooling is well catered for in both the state and private sector attracting International students. Of particular note are preparatory schools, Maidwell and Spratton Hall, Uppingham school, Oakham school, Stoneygate School and Leicester Grammar - the latter two both in Great Glen. The Sunday Times describes Market Harborough as "a middle-Class fairy tale", as do lifestyle magazines. An internet search will provide many media outlets describing Market Harborough as a beautiful town.

DIRECTIONAL NOTE

Proceed out of Market Harborough on the A4303. At the roundabout take the exit as signposted to Dingley along the A427 Harborough Road, where Dingley Manor can be found on the right hand side.

Ground floor Main Area approx. = 230.2 M² (2477.7 Ft²)

First floor Main Area approx. = 229.2 M² (2466.9 Ft²)

Total area approx. = 459.4 M² (4944.6 Ft²)

Plus garages approx. = 25.9 M² (278.4 Ft²)

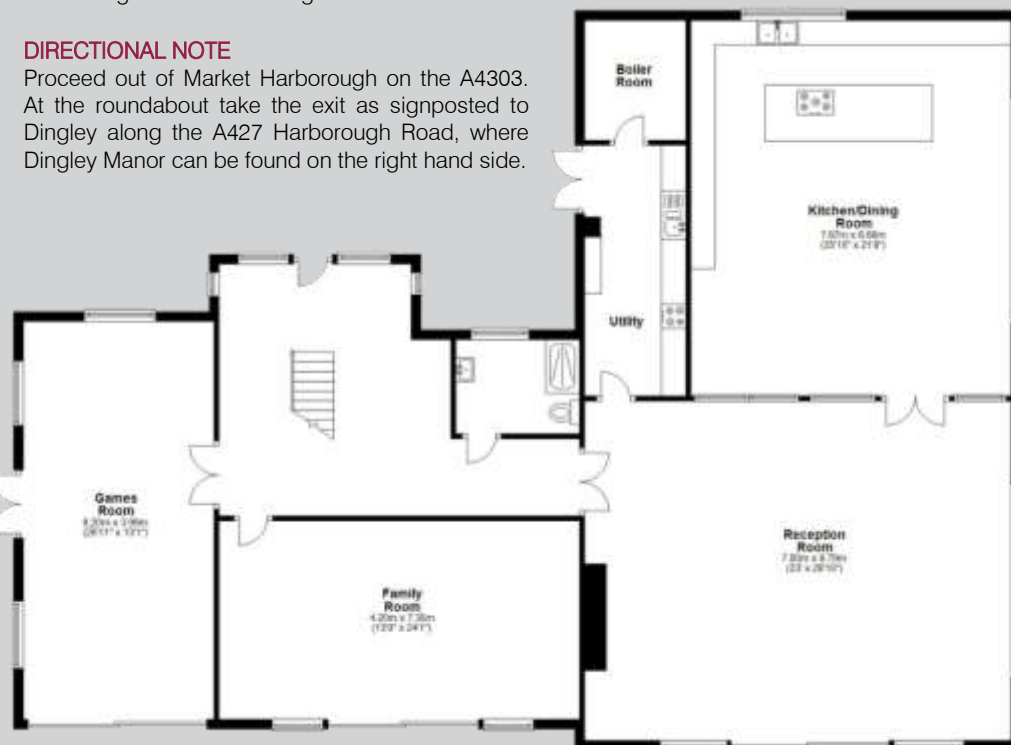
*Please note floorplans are not shown in correct location



First Floor



Car Port



Ground Floor



ANNEX – CGI FOR ILLUSTRATIVE PURPOSES ONLY



ANNEX – CGI FOR ILLUSTRATIVE PURPOSES ONLY



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Important Notice

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.

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