

# Chen-Wydh

THEDDINGWORTH, LUTTERWORTH



JAMES  
SELICKS

Uninterrupted view to the rear



Occupying an enviable position on the edge of this highly regarded South Leicestershire village, with magnificent far-reaching panoramic views across open countryside to the rear, this exceptional detached family residence offers beautifully appointed accommodation extending to approximately 2,196 sq.ft.

Combining elegant proportions with impeccably presented interiors, Chen-Wydh has been thoughtfully designed and meticulously maintained and upgraded to create a home of considerable style, comfort and quality, perfectly suited to modern family living.

Exceptional detached family residence extending to approximately 2,196 sq.ft • Beautifully presented throughout with an outstanding standard of finish • Spectacular far-reaching countryside views to the rear and side • Superb open-plan breakfast kitchen with central island and integrated appliances • Stunning garden/family room enjoying panoramic rural views • Elegant sitting room with attractive fireplace and separate formal dining room • Principal bedroom suite with stylish ensuite shower room • Three further generously proportioned double bedrooms together with dressing room/bedroom five • Professionally landscaped gardens with extensive entertaining terraces • Generous driveway parking and detached double garage

### Accommodation

Chen-Wydh is an exceptional village home, immediately captivating with its generous proportions, abundance of natural light and impeccably refined presentation throughout. The current owners have undertaken an extensive programme of carefully considered improvements in recent years, resulting in a home finished to an exacting standard, where no detail has been overlooked. Enhancements include a bespoke contemporary kitchen by Messrs Dewhirst's, luxurious bathroom suites, new front and rear doors, new internal double doors to the sitting and dining rooms, covings, repointing works, relaying of the ridge tiles and replacement chimney pipe, a new boiler, fitted wardrobes, and bespoke curtains and blinds, all seamlessly complementing the elegant décor, premium-quality fittings and stylish flooring throughout. The beautifully landscaped gardens, framed by uninterrupted countryside views, further elevate the appeal of this outstanding residence, creating a truly idyllic setting for both relaxed family living and sophisticated entertaining.

The property is entered via an impressive galleried reception hall which immediately sets the tone for the quality and calibre of accommodation found throughout. The principal reception rooms accessed off the reception hall via double glazed French doors, and are wonderfully proportioned, offering a superb balance of formal and informal living space. The elegant sitting room enjoys an attractive fireplace and a warm, inviting atmosphere, whilst the separate dining room provides an ideal setting for entertaining. Of particular note is the magnificent garden/family room, positioned to take full advantage of the breathtaking rear outlook, with a beautiful, fitted dresser and large windows framing the surrounding countryside and flooding the space with natural light. A useful study/gym provides further flexibility in its use.

At the heart of the home lies a beautifully appointed refitted breakfast kitchen, thoughtfully designed with an extensive range of high-quality solid oak cabinetry, complementary granite work surfaces, integrated appliances and a substantial central island providing both preparation space and informal seating. The kitchen flows seamlessly into the garden/family room, creating a superb open-plan environment perfectly suited to modern family life and entertaining. A well-equipped utility room with white appliance space, further storage and a sink, together with a guest cloakroom completes the ground floor accommodation.

To the first floor, a spacious galleried landing gives access to four excellent double bedrooms together with an additional dressing room for the principal bedroom or fifth bedroom, offering excellent flexibility for a variety of lifestyles. The principal bedroom enjoys fitted bedroom furniture and a stylish ensuite shower room; fully tiled with a shower, twin sinks into a vanity unit with electric lit mirror over and a toilet. Bedroom two also has fitted wardrobes and an ensuite, making an ideal guest bedroom. The remaining bedrooms also boast fitted wardrobes and are served by a beautifully appointed family bathroom complete with fully tiled walls and floor, bath, bidet, sink with electric lit mirror and a heated chrome towel radiator. Each room has been finished to an exceptional standard, with tasteful presentation and a wonderful sense of light and space continuing throughout the first floor.





#### Outside

The property occupies a delightful position set back behind a generous driveway providing off road parking together with access to a detached double garage electric twin garage doors. There is also access to a fitted EV charging point and three external electric power points. The garage roof space is part boarded, with lighting and ladders, creating a useful additional storage

The front elevation is beautifully maintained and complemented by carefully tended landscaping, creating an immediate sense of quality and kerb appeal upon arrival. The property has a professionally maintained burglar alarm system and external movement sensed lighting to both the front and rear.

The rear gardens are undoubtedly one of the property's defining features, having been expertly and meticulously landscaped to create an exceptional outdoor environment which takes full advantage of the spectacular countryside setting. Extensive paved terraces and bespoke decked entertaining space provide superb areas for outdoor dining, entertaining and relaxing in the sun, whilst shaped lawns, mature planting and thoughtfully designed borders create colour and interest throughout the seasons. A small garden shed (3' x 5' 6") provides convenient storage.

The gardens enjoy an excellent degree of privacy together with truly outstanding panoramic views across the surrounding open countryside, offering a rare combination of tranquillity, beauty and lifestyle appeal.

#### Location

Theddingworth lies approximately five miles southwest of Market Harborough which offers a wide variety of specialist shopping, leisure, and recreation amenities together with a mainline railway station giving access to London St Pancras in just over an hour. The M1 motorway is approximately six miles south of Theddingworth.







**Tenure:** Freehold  
**Title Number:** LT349402  
**Local Authority:** Harborough District Council  
**Listed Status:** Not Listed. Built 2003  
**Conservation Area:** No  
**Tax Band:** G  
**Services:** The property is offered to the market with all mains services and gas-LPG central heating.  
**Boiler:** Installed January 2023  
**Loft:** Boarded, insulated, lit with ladders  
**Meters:** Electric smart meter and a water meter  
**Broadband delivered to the property:** FTTP  
**Non-standard construction:** Believed to be of standard construction  
**Wayleaves, Rights of Way & Covenants:** Yes. The access driveway is owned by the neighbouring property, which Chen-Wydh has a right of access over. It is thought that the cost of maintenance is shared between the two properties equally  
**Flooding issues in the last 5 years:** No  
**Accessibility:** Two storey dwelling. Front door is wide enough for wheelchair access. The rear garden has steps.  
**Planning issues:** None our clients are aware of  
  
**Satnav Information:** The property's postcode is LE17 6QY

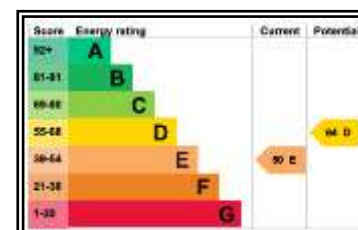




Approximate total area<sup>m</sup>

203.7 m<sup>2</sup>

2196 ft<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RiCS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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