

# Hill House

MEADOW HILL, GREAT GLEN, LEICESTERSHIRE



JAMES  
SELICKS

Hill House is substantial detached family home located in an exclusive cul-de-sac location with just four other properties. Offered with the benefit of no upward chain, this superb property is located within walking distance to Leicester Grammar School and a short drive to Stoneygate Preparatory School.

Substantial detached family home • Exclusive development of just five properties • Three Reception Rooms • Substantial garden room • Gym with sauna & shower room • Dining kitchen with cellar, walk-in larder & lift to first floor • Master bedroom with dressing room and bathroom • Bedroom two with ensuite • Bedroom three with ensuite • Bedroom four • Family shower room • Landscaped Japanese inspired rear garden • Double integral garage • Large driveway • No upward chain •

#### Accommodation

This immaculately presented accommodation boasts high quality bespoke fixtures and fittings throughout. The property is entered into a generous reception hallway which creates the perfect space for a formal dining room. A dual aspect substantial reception room has a Louis style fireplace and has French doors that lead to the garden room. This large room is light and bright with views of, and access to, the landscaped rear gardens. It also provides an additional dining and seating area. Off the garden room is a gym with a sauna and shower room.

The dining kitchen is fitted with a bespoke framed kitchen and integrated appliances includes a five ring induction hob with extractor hood over, an electric fan assisted oven, dishwasher and an integrated microwave. The adjacent dining area has French doors which give access to the garden room and views of the garden beyond. To the end of the room is an inner lobby with a walk-in pantry that includes a fridge and access to a lift to the first floor and a door providing access to the cellar. Completing the ground floor accommodation is another reception room that boasts fitted cabinetry and an internal door that provides access to the double integral garage.

To the first floor the sense of space continues. The master bedroom suite is of a generous size and includes a range of fitted furniture, a fitted dressing room and a large ensuite bathroom. There are two further double bedrooms which both benefit from fitted furniture, the larger of the two benefits from an ensuite bathroom, and the other has an ensuite shower room. Bedroom four is currently utilised as a study but can easily be returned into double bedroom accommodation. The family shower room has a wash hand basin into a vanity unit, a low flush WC and a walk-in double shower enclosure.

#### Outside

Hill House occupies a prime position within this exclusive cul-de-sac and has substantial frontage with a large driveway that provides off road parking for several vehicles and leads to a double detached integral garage. The Japanese inspired rear garden has been professionally landscaped and includes a summerhouse with a gas operated BBQ and a decked terrace that overlooks a feature pond and has paths that allow you to meander through this tranquil garden. There is also an outside WC.





**Tenure:** Freehold

**Local Authority:** Harborough District Council

**Tax Band:** TBC

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

**Location**

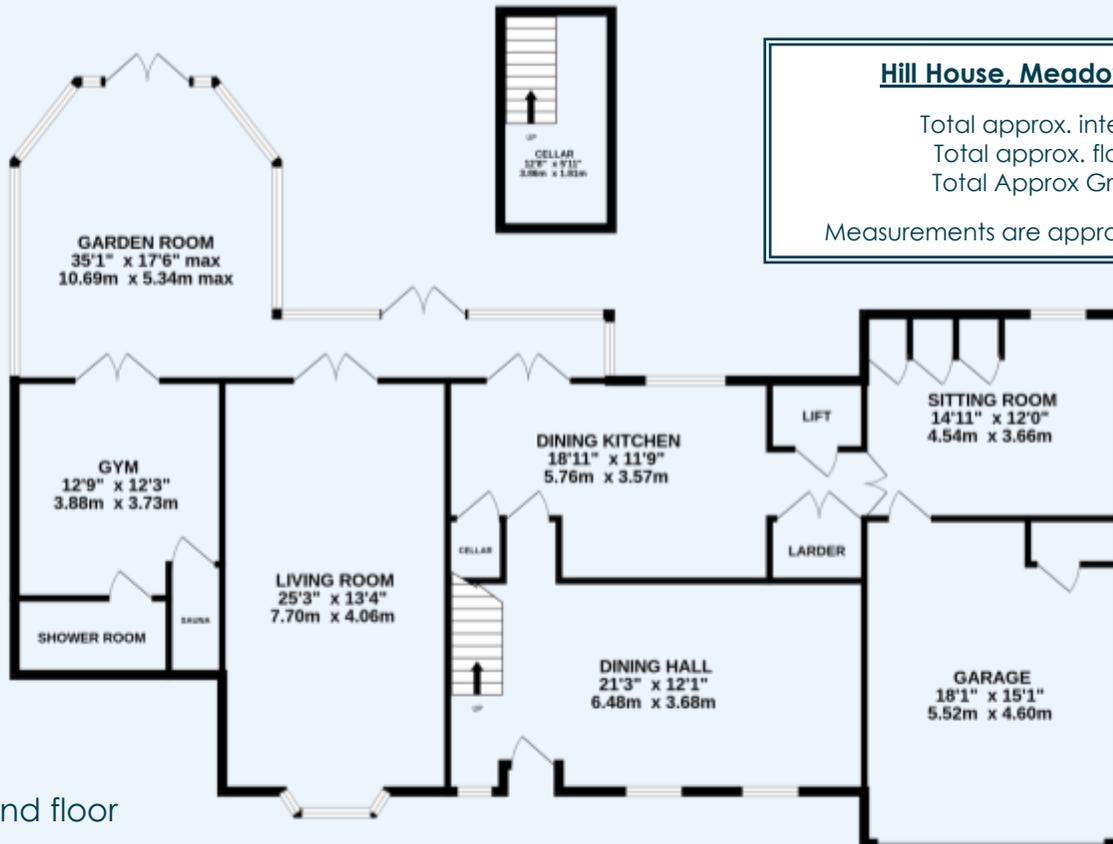
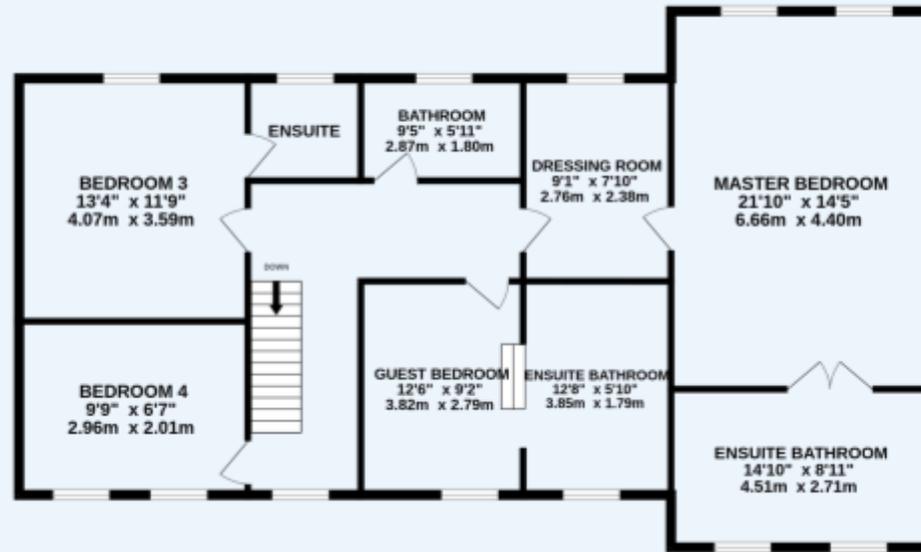
Great Glen is an extremely popular south-east Leicestershire village and offers a wide range of local amenities including a village store, Co-Op, post office, hair salon, Methodist Chapel, three public houses, an attractive parish church at St. Cuthberts, and is surrounded by some of Leicestershire's most picturesque rolling countryside. The village lies just off the A6, conveniently located for Leicester and Market Harborough, both offer a wider range of amenities catering for day to day needs and offer centres of employment. Both also offer a mainline rail link to London St. Pancras in around an hour.

Great Glen is home to some of the finest schooling within the county and contributes towards the driving factor for many families considering a move into the village. There are several nurseries located in and around the village, of note is Little Stars Nursery located on the school site within the village at St. Cuthberts C of E Primary School. St Cuthbert's C of E Primary School offers primary education for children aged 4 - 11 years and feeds into The Kibworth Mead Academy in the neighbouring village of Kibworth, which provides education from 11 – 16 years. In the private sector a widely renowned group of schools form the Leicester Grammar School Trust and consists of the Leicester Grammar Junior School, Leicester Grammar School, and Leicester Grammar School Stoneygate. Combined they offer education from ages 3 to 18 and are extremely popular.





First floor



Ground floor

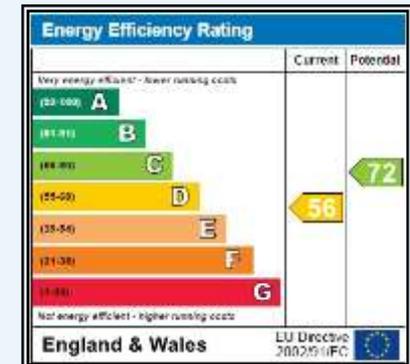
**Hill House, Meadow Hill, Great Glen, Leicestershire, LE8 9FX**

Total approx. internal floor area = 276.5 Sq. M (2,977 Sq. Ft)  
 Total approx. floor area Garage = 25.4 Sq. M (273 Sq. Ft)  
 Total Approx Gross Floor Area = 301.9 Sq. M (3,250 Sq. Ft)

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

**Satnav Information**

The property's postcode is LE8 9FX and house name: Hill House.



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## Measures and Other Information

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