

Somerton House

ILLSTON ON THE HILL, LEICESTERSHIRE



JAMES
SELICKS



Set in the heart of one of East Leicestershire's most desirable villages, Somerton House is a truly remarkable modern home that seamlessly blends luxury, space, and contemporary design.

This outstanding home, extending to over 4,000 sq. ft., and offers a rare combination of high-end specification, generous proportions, and thoughtfully landscaped grounds designed for both refined living and exceptional entertaining. Meticulously upgraded by its current owners, the property presents an opportunity to acquire a turnkey village home of rare quality.

Over 4,000 sq. ft. of high-spec, modern living space • Prime east Leicestershire village location • Luxury kitchen with bespoke cabinetry and premium appliances • Four spacious reception rooms, all with garden access or dual aspect • Five double bedrooms, including a deluxe principal suite • Home office with shower room above double garage • Electric gates and ample driveway parking • Beautifully landscaped gardens front and rear • Outdoor kitchen, spa pool, koi pond & multiple entertaining terraces • Underfloor heating & fast broadband throughout • CCTV

Accommodation

Somerton House is an outstanding modern residence of over 4,000 sq. ft., offering beautifully designed, high-specification accommodation perfectly suited to contemporary family living. Occupying a generous plot in one of East Leicestershire's most sought-after villages, the property has been extensively upgraded and extended by the current owners to create a truly remarkable home styled immaculately.

The main house is complemented by a range of additional features including a home office, outdoor kitchen, and various outbuildings. The accommodation is approached via a welcoming entrance vestibule with cloakroom off and leads into a stunning kitchen fitted with bespoke handmade cabinetry, porcelain tiled flooring with underfloor heating, and an extensive range of premium appliances including blue electric AGA, NEFF hide and slide oven, wine cooler, dishwasher, and microwave. A lantern roof light and tri-fold doors provide a sense of space and connects the garden beyond.

A separate utility room has plumbing for an American-style fridge freezer and further appliance space, and connects to an inner hallway, which in turn opens into the substantial principal living room with direct access to the outdoor BBQ area. Three additional reception rooms, all with dual aspects, provide flexible living spaces, while the sitting room benefits from French doors and leads directly into the garden.

Upstairs, the principal suite is a private retreat, featuring an ensuite shower room, fitted wardrobes, and a mezzanine sitting area on the second floor, which leads to a generous walk-in dressing room. The first floor also includes a second ensuite bedroom, three further double bedrooms, and a luxuriously appointed family bathroom.

Outside

The property is accessed through an electric gate to a gravelled driveway to the side that provides excellent car standing space and access to a double garage with a home office over, and a shower room off with a three-piece suite. The front gardens are arranged as a parterre with geometric clipped box hedging and a flagstone path leading to the front door.

The rear gardens are generous, with a heavy emphasis on entertaining areas with large Indian sandstone paving, and an outdoor kitchen area leading onto large lawns. The principal feature is a sunken seating terrace surrounded by a raised, glazed fish tank with Koi Carp, feature lighting and a waterfall feature. In addition is a swim up spa pool, summerhouse, a further corner seating terrace with pergola.



Fam



Location

Illston On The Hill is a small village and parish lying seven miles north of Market Harborough. The village has a strong sense of community with a strong farming heritage and a population in the 2011 Census at 179. The main road into the village is a dead end creating a relatively traffic free environment. The village has a small public house, popular with the villagers' and a parish church.

A wider range of amenities can be found in the nearby village of Billesdon which includes a village store, GP surgery, post office and a school. Market Harborough to the south provides a wider range of facilities catering for all day-to-day needs, with independent shops and a mainline rail station giving access to London St. Pancras in around an hour.

Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Conservation Area: Illston on the Hill Conservation Area

Tax Band: G

Services: The property is offered to the market with all mains services and oil-fired central heating.

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: None

Accessibility: Accommodation over three floors. No accessibility modifications

Planning issues: None which we are aware of

Satnav Information

The property's postcode is LE7 9EG , and house name Somerton House.



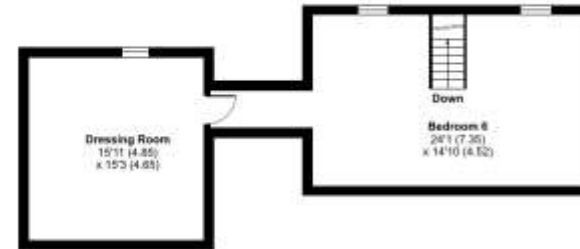






Somerton House, Main Street, Ilston, Leicester, LE7

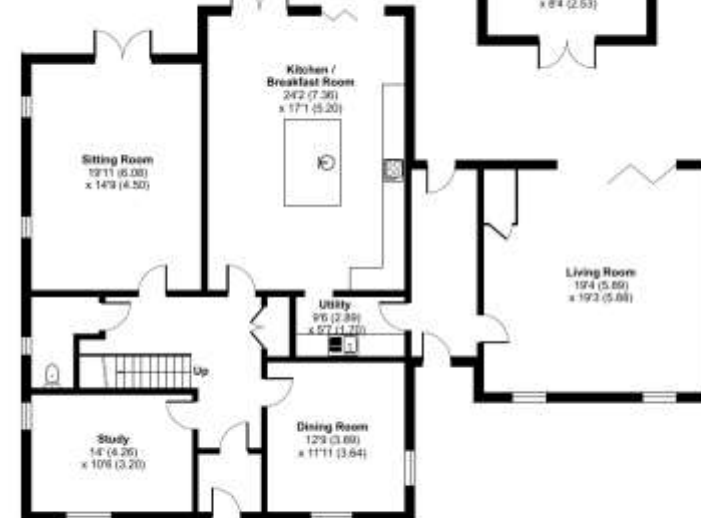
Approximate Area = 4034 sq ft / 374.7 sq m
 Garage = 720 sq ft / 66.8 sq m
 Outbuilding = 115 sq ft / 10.6 sq m
 Total = 4869 sq ft / 452.1 sq m
 For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



GARAGE FIRST FLOOR



GARAGE GROUND FLOOR

Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@jamesseilicks.com

Leicester Office
01162 854 554

Oakham Office
01572 724437

jamesseilicks.com



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.



JAMES
SELICKS

