



The Rockingham  
HUNTING LODGE MEWS, COTTINGHAM

JAMES  
SELICKS



Set within a private, gated development, this beautifully presented residence offers an exceptional standard of living, thoughtfully designed for both comfort and style. From its striking contemporary interiors to its secluded landscaped decked terrace, every detail has been considered to create a home of rare quality and charm.

Spanning two meticulously arranged floors, the property seamlessly blends architectural character with high-specification finishes, including underfloor heating, bespoke joinery, and premium appliances. Light-filled living spaces, refined entertaining areas, and tranquil bedrooms are complemented by an elegant outdoor terrace and allocated private parking, making this a truly unique and desirable offering.

Gated access with intercom system and allocated parking for two vehicles • Elegant entrance hall with storage cupboard and access to main living areas • Spacious dining hall with double doors to the sitting room • Light-filled sitting room – French doors to rear terrace, side windows, and additional storage • Contemporary Kitchen with high-spec appliances & Corian worktops • Utility room • Luxurious master bedroom suite • Two further double bedrooms with fitted furniture • Two further ensuite shower rooms • Private Outdoor Space • Two allocated parking spaces • Wonderful Welland Valley location

#### Accommodation

Upon entering the property, you are welcomed into a stylish entrance hall, complete with an intercom system for added security and convenience. A discreet storage cupboard is positioned here, ideal for everyday essentials. The space flows gracefully into an impressive dining hall, setting the tone for the home's refined interiors. Double doors lead from the dining hall into an inviting and elegant sitting room, where French doors open onto a private rear terrace. Two additional windows to the side elevation bathe the room in natural light, creating a warm and welcoming ambiance. A further storage cupboard is neatly integrated into the space.

From the sitting room, double doors open into the contemporary breakfast kitchen, beautifully appointed with a window to the side elevation and an outstanding range of sleek, iron-style base units. The kitchen is fitted with soft-closing drawers and luxurious Corian worktops. A full suite of premium appliances includes a Smeg double oven, warming drawer, integrated microwave, gas hob, and a drinks cooler. At the heart of the kitchen lies a stylish island unit with a breakfast bar and matching Corian worktop, ideal for casual dining. A boiler cupboard and underfloor heating complete this highly functional yet elegant space.

Adjacent to the dining hall is a well-equipped utility room, featuring a stainless-steel sink and drainer with storage cupboards below, along with space for both a washing machine and tumble dryer. The floor is laid with quality tiles for easy maintenance. A separate lobby area, also accessed via the dining hall, includes a door leading to a charming private courtyard. From here, a staircase ascends to the first floor.

Opposite the kitchen is the spacious guest bedroom which boasts an extensive range of fitted furniture to include a bank of cherry wood fronted wardrobes, dressing table and drawers and bedside cabinets. It benefits from its own ensuite shower room with a contemporary suite and heated chrome towel rail.

The first-floor landing is rich in character, showcasing exposed brickwork and windows to the front elevation. A thoughtfully designed study area is set along a corridor, flanked by generous built-in storage solutions including wardrobes, cupboards, and drawers. A second intercom system is conveniently located on this level.





The principal bedroom suite is a true sanctuary, offering two Juliet balconies that overlook the rear terrace, allowing light and views to pour in. Custom-built wardrobes, bedside tables, drawers, and a central TV cabinet are all seamlessly integrated. The luxurious ensuite bathroom features a fully tiled design and includes a double shower enclosure with rainforest and handheld showerheads, a panelled bath, WC, and a washbasin set within a stylish vanity unit.

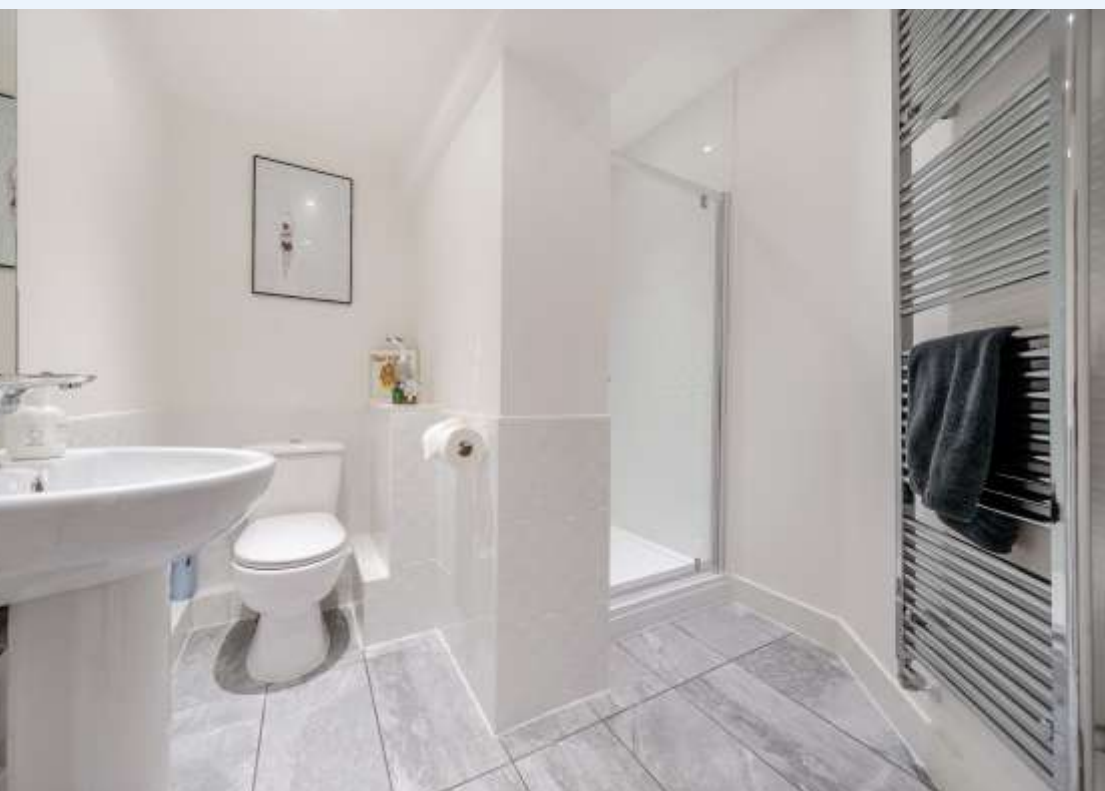
The third bedroom is equally well-appointed, with a Juliette balcony and French doors to the side elevation and bespoke fitted furniture to include wardrobes, a dressing table, and bedside tables. Its ensuite is finished to an exceptional standard with a walk-in shower, modern wash basin, and floor-to-ceiling tiling.

#### Outside

Externally, the property is accessed via secure electric gates, leading to a communal parking area with two allocated spaces. To the rear, a beautifully landscaped courtyard garden features granite paving and steps that rise to a raised decked entertaining area. Enclosed by mature hedging and walls, this private space offers a tranquil retreat for outdoor living.







### Location

Cottingham is a popular Welland Valley village on the border of Leicestershire and Northamptonshire, providing a strong local community with excellent amenities including two public houses with restaurants, a village store & coffee house, a well-supported parish church dating back to the 1300's and a village hall shared with the neighbouring village of Middleton. A pre-school can be found in Middleton and a primary school in Cottingham itself.

The village is equidistant to the lovely market towns of Uppingham to the north and Market Harborough to the west, both providing a range of boutique shops, cafes, bars and restaurants, with various farmers markets. Recreational facilities in the area are excellent and as well as all country pursuits that can be enjoyed in the surrounding countryside, with a cycling club in Middleton village, Rutland Water close by for water and East Carlton Country Park is excellent for dog walking and country walks. Mainline rail to London St Pancras (approx. 1 hr) is available from Market Harborough and Corby.

**Tenure:** Leasehold

**Lease length:** 999 years from and including 1st January 2014

**Years remaining:** 988 (as at 2025)

**Service Charge:** £2,723.59 per annum (as at 2025)

**Freeholders:** Property Angels Management Services

**Ground Rent:** Peppercorn

**Allocated Parking:** 2 spaces

**Local Authority:** North Northamptonshire Council

**Tax Band:** D

**Listed Status:** Not Listed

**Conservation Area:** Yes - Cottingham and Middleton Conservation Area

**Tree Preservation Orders:** Any trees at the property would be subject to a TCA (Tree in a Conservation Area)

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

**Broadband delivered to the property:** FTTP

**Non-standard construction:** Believed to be of standard construction and conversion

**Wayleaves, Rights of Way & Covenants:** Yes.

**Flooding issues in the last 5 years:** None

**Accessibility:** Townhouse over two floors. No accessibility modifications

**Planning issues:** None our clients are aware of

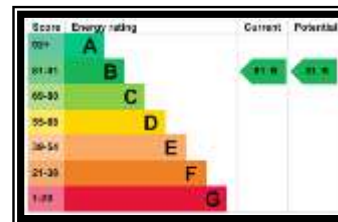
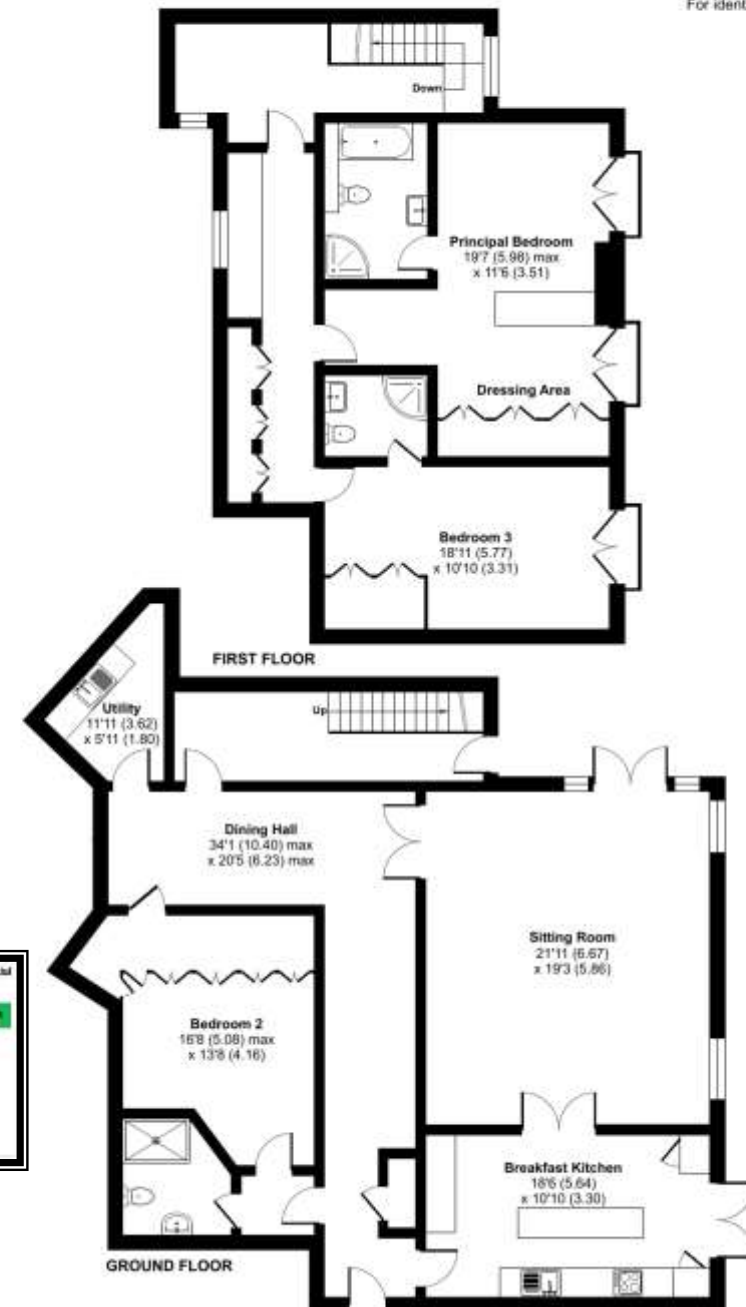
### Satnav Information

The property's postcode is LE16 8YN, and house number 9.

## The Rockingham, Hunting Lodge Mews, Cottingham, Market Harborough, LE16

Approximate Area = 2411 sq ft / 223.9 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: 1320256

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](http://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

