



JAMES
SELICKS

The Foxton

ROLLESTON OLD STABLES, ROLLESTON ROAD, ROLLESTON, LEICESTER, LE7 9EN



This wonderful country home is a superb example of a sympathetic and contemporary conversion of a former coach house. Boasting many retained period features blended seamlessly with contemporary design, The Foxton is in a private parkland setting set amongst open countryside.

Converted coach house • Period features & contemporary styling • Entrance hall & WC • Study • Sitting room • Open plan dining kitchen • Utility • Mezzanine landing • Master bedroom • Ensuite shower room • Two further bedrooms • Bathroom • Front & rear courtyard gardens • L shaped garage • Driveway • Idyllic location in the grounds of Rolleston Hall • No upward chain •

Accommodation

The Foxton is entered via double wooden double glazed front doors into a lovely bright entrance hall, which has stairs to the first-floor landing, a cloakroom off with a high quality Villeroy and Boch sanitaryware to include a low flush WC and a feature glass sink set on a plinth with a fitted mirror and spotlight over. A separate study offers a quiet private place to work from home and has a window to the front elevation. The sitting room has a high-quality engineered wood flooring, patio doors opening out on to the front garden, an open log fire with brick surround, stone hearth and an Oak Bessemer beam over. The room in part has a vaulted ceiling with an exposed king post truss with two windows and a feature fitted book cabinet.

A principal feature of the property is the open plan dining kitchen. It boasts an engineered wood flooring, and integrated high-quality appliances include a pair of Miele stainless steel ovens, a and a Bosch fridge. In addition, there is space and plumbing for a freestanding dishwasher. There is an extensive range of contemporary shaker style white cabinets and drawers with stainless steel handles with a solid wooden worksurfaces over and glass tiled splashbacks. A Villeroy and Boch sink is positioned under the window to take in the attractive view. A large island with matching cabinetry and worksurface provides additional storage and preparation space, and a Miele electric induction hob. Part of the ceiling is double height, has two Velux windows, spotlights, exposed king post truss and has a mezzanine landing overlooking part of the kitchen. The dining area has double French doors open out to the front garden. A utility room benefits from a matching cabinets, tallboy units and wooden worksurfaces, and doubles up as a spice kitchen with an electric induction hob with Elica stainless steel extractor hood over. There is a Belfast sink, glass tiled splashbacks, plumbing and space for a washing machine and space for a condenser dryer. There is further space and plumbing for a freestanding fridge or freezer. A door provides access to the courtyard garden and a further door gives access to the double garage. The room is completed by slate effect tiled flooring.

A dogleg staircase rises to the first-floor landing, which gives access to the bedroom accommodation. To the left is the generously sized master bedroom with a fitted double wardrobe, eaves storage, a dormer window to the front elevation and exposed beams. This room benefits from an ensuite shower room which boasts a double shower closure, a Duravit low flush WC, a contemporary rectangular sink sat on a vanity unit providing storage with a mirror with lighting is over. The walls are majority half tiled, with the exception of the shower wall, where there is a white heated towel rail. There is loft access and spotlights to the ceiling and the room is completed by high quality vinyl flooring.

The family bathroom comprises a Duravit contemporary freestanding bath set on a plinth with a handheld shower over, a Duravit low flush WC, a contemporary rectangular sink sat on a vanity unit providing storage with a mirror with lighting over. There is a small window overlooking the front of the property, and the walls are partially tiled with a heated towel rail. The ceiling has exposed beams and spotlights.







Part of the landing area is a mezzanine and looks over the kitchen below. To the far end is bedroom two, which again is a good-sized double with two double fitted wardrobes, three eaves storage cupboards, exposed wooden beams and a dormer window to the front of the property. Bedroom three has a double wardrobe with a cupboard over, dormer window to the front elevation, exposed wooden beams. An airing cupboard completes the accommodation and houses the pressurised hot water cylinder.

Outside

The property is approached via a long private road to the courtyard development. To the front of the property is off road parking for two vehicles, and a block paved terrace and the various patio doors to the ground floor providing a quiet retreat with laurel hedging to the front creating a privacy screen. The L shaped garage has two doors to the front, one side of the garage will accommodate a vehicle, while the other side is not as deep, but it slightly wider. The garage also houses the electrics and fuse boards. To the rear is a private courtyard, perfect for enjoying a morning cuppa.

The courtyard is a communal area, and the monthly charge is around £30 per month for the upkeep, maintenance and repair of the gates, post boxes and internal driveway of the courtyard. There is an annual meeting between all the residents of the courtyard development (Management Company) regarding the upkeep of the courtyard and annual charges.

Location

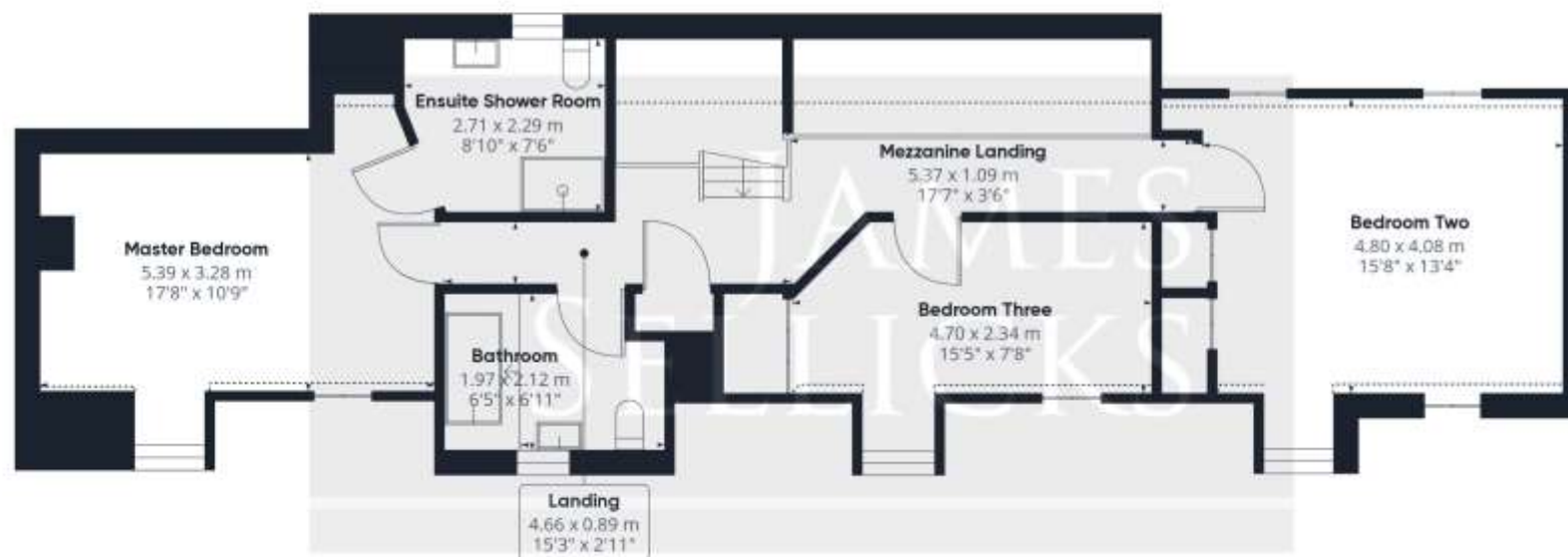
The hamlet of Rolleston is located just off the A47, approximately 12 miles east of Leicester and 10 miles north of Market Harborough, both providing fast rail links to London St Pancras. In the neighbouring village of Billesdon there are a good range of amenities catering for all day-to-day needs. There is nearby schooling in the state and private sector. Situated in Leicestershire high country and as part of the Rolleston Estate, the area is well served by many scenic bridleways, walks and rolling countryside.







Floor 1



Floor 2

Approximate total area⁽¹⁾

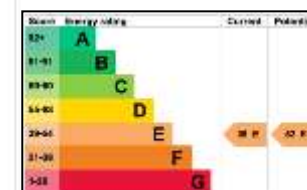
185.81 m²

2000.04 ft²

Reduced headroom

8.4 m²

90.42 ft²



(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.



Tenure: Freehold
Local Authority: Harborough District Council
Listed Status: Not Listed
Conservation Area: Yes, Rolleston & New Inn Conservation Area
Tree Preservation Orders: Any trees at the property would be subject to a TCA (Tree in a Conservation Area)
Tax Band: F
Services: The property is offered to the market with electric heating, mains water & drainage to a cesspit
Broadband delivered to the property:
Non-standard construction: Believed to be of standard construction
Wayleaves, Rights of Way & Covenants: Yes
Flooding issues in the last 5 years: No
Accessibility: No modifications
Planning issues: None which our client are aware of
Sathav Information: The property's postcode is LE7 9EN, and house name The Foxton

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