



JAMES  
SELICKS

## The Oak House

ST. PETERS ROAD, ARNESBY, LEICESTERSHIRE, LE8 5WJ











A superb, principally oak framed village home completed in 2008, which previously won a RIBA commendation for its most innovative of designs. It offers a stunning space centred around a two-storey timber frame addition to a modest original barn, which is cleverly linked together at first floor level by glazed and oak bridge.

Oak framed RIBA award winning village home • Completed in 2008 with integrated burglar and fire alarms and CCTV • Honeywell home underfloor heating system throughout • Thriving village location • Exquisite open plan kitchen with day room off • Sitting room, dining room and study • Four bedrooms • Three bathrooms • Garaging and extensive car parking • Former stable block now comprising a gym, sauna & shower room • Landscaped gardens

#### Accommodation

The specification is truly remarkable, with a fully integrated computerised management system controlling the heating, mood lighting, TV media, Sonos sound system, ventilation, automated blinds, and an alarm and CCTV system. The principal reception rooms and master bedroom benefit from two storey glazed gable ends creating a dramatic and light space with electric black out blinds.

The Oak House is entered into an open plan reception area via an oak door, closed windows to a front paved courtyard, oak columns and bracing, oak return staircase to first floor bridge link in oak steel and glazing. An understairs cupboard houses the heating manifolds and controls. A ground floor shower room has floor tiling, mosaic wall tiling, Drench and handheld showerheads, glazed screen, wash hand basin and WC into a vanity unit, floor low voltage flyover LED lighting, wall to wall heated mirror, low voltage halogen down lighters and a heated towel rail.

An open plan garden room with kitchen off has a zinc roof, bifold concertina doors in oak overlooking the flagged terrace and garden, underfloor heating, porcelain floor tiling, ceiling, and low-level lighting. The kitchen has been stunningly refitted by Messrs Stephen Christopher to include an excellent range of contemporary handleless eye and base level units, pan drawers and soft closing drawers. Integrated appliances include a double oven, dishwasher, Brora five ring hob with integrated extractor, AEG fridge freezer, an AEG wine cooler, a further integrated fridge, pull out larder drawers and an under mounted sink with chrome hot water tap over.

The sitting room is in part double height with exposed king post trusses with double glazed windows and two sets of double doors to the rear garden and provides an abundance of light and magnificent aspect over the rear garden and a mature walnut tree. It has a contemporary gas fire on a granite hearth, a surround sound system with a surround sound system and separate controller. A study area has glazed windows and a door to the rear garden, and the storage cupboard houses the media controls and equipment, while the dining area has fully glazed views to the front courtyard.

The utility room has windows to a small inner courtyard, an extensive range of drawer and base cupboards, freezer, boiler, and central vacuum installation, downlighters, porcelain floor tiling, and single drainer stainless steel sink unit with mixer tap. The study also has porcelain floor tiling, Neville Johnson built-in desk with floor to ceiling cupboards and shelving, Velux roof lights, double doors to the courtyard.





Bedrooms three and four are located on the ground floor, both with porcelain tiled flooring, range of bedroom furniture and Velux roof lights (bedroom three with double doors to the inner courtyard). The utility room and ground floor bedrooms are located off an oak framed glazed corridor.

A magnificent oak staircase rises to the landing with an oak bridge linking the original barn with the newer oak framed structure, with windows providing light from the front. There is feature downlighters, low level lighting and feature wall lighting, and a store cupboard.

The master bedroom suite has a triple aspect, electric Velux roof lights, and a mezzanine overlooking the sitting room and views over the garden. Built-in furniture includes wardrobes with glazed sliding doors, a cabinet with rising television, chest of drawers and bedside tables. A stunning refitted ensuite bathroom has a contemporary freestanding bath, double shower cubicle, twin sinks with cupboards under with mirror and lighting above and mood lighting. The dressing room has a range of fitted furniture and a window to the rear elevation.

The family bathroom has porcelain floor tiling, curved glazed shower enclosure with mains shower, a chrome heated towel rail, a corner bath, a low flush WC and wash hand basin into vanity unit, feature lighting, mirror, porcelain wall tiling, Velux roof light, and downlighters. Bedroom two has a window to the front, two Velux roof lights and window to the courtyard.

#### Outside

A paved driveway gives access to attractive paved courtyard area leading to the front door with raised planters. Automated gates lead to extensive car parking area, enclose the rear garden and substantial double garage with electrically operated roller door with further car standing to the side. Outbuildings comprise a second utility room, gymnasium, shower room, sauna, and a separate WC.

The rear gardens have been professionally landscaped designed round a magnificent mature Walnut tree, with random paved terrace, gravelled areas, ornamental pond, exquisite shrub and herbaceous borders with specimen trees, shaped lawns with pathways bordering it, further flagged terrace areas with a covered awning.

#### Location

Arnesby is a thriving village, with a strong sense of community centred around the medieval Church of St. Peter and the well-regarded Arnesby Church of England Primary School, which offers excellent schooling with a good Ofsted rating. Secondary schooling is available in the nearby villages of Kibworth, Fleckney and Countesthorpe, together with excellent private schooling in Great Glen at Leicester Grammar and the Stoneygate Schools.

There are excellent commuter links by both road and rail. The M1, M6, A5 and A14 are all within easy reach of the village while mainline rail can be found at Rugby (London Euston/Birmingham New Street) and Market Harborough and Leicester, (London St Pancras).

#### Satnav Information

The property's postcode is LE8 5WJ, and the property is called The Oak House.

#### Directional note

Proceed in a northerly direction on the A5199, turn left into Arnesby and left again into St Peters Road, where the property may be found on the right-hand side.



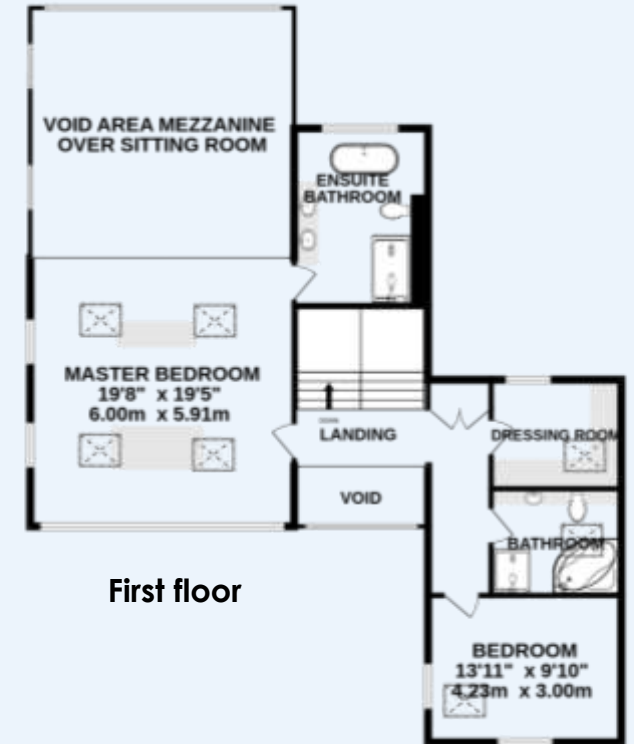
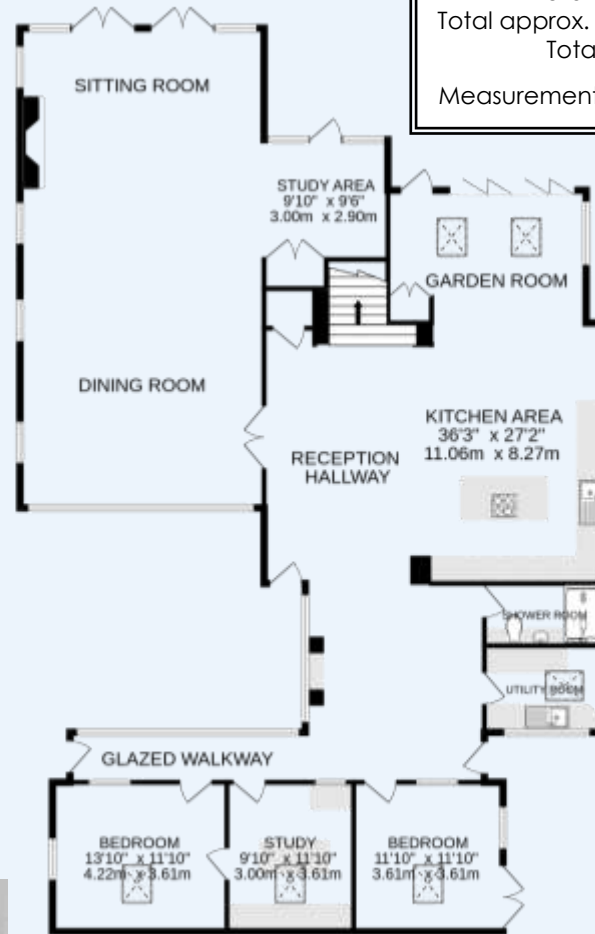




**The Oak House, St. Peters Road Arnesby, Leicestershire LE8 5WJ**

Total approx. internal floor area = 351.3 Sq. M (3,781 Sq. Ft)  
 Total approx. floor area Garage and outbuildings = 95.7 Sq. M (1,030 Sq. Ft)  
 Total Approx Gross Floor Area = 447.0 Sq. M (4,811 Sq. Ft)  
 Measurements are approximate. Not to scale. For illustrative purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82.9
69-80	C	78.0	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold  
 Title number LT368807  
 Local Authority: Harborough District Council  
 Listed Status: Not Listed Built: Circa 2002/3  
 Conservation Area: Yes – Arnesby Conservation Area  
 Tree Preservation Orders: Trees at the property would be subject to a TCA (Tree in a Conservation Area)  
 Tax Band: G  
 Services: The property is offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: FTTC  
 Non-standard construction: Believed to be of standard construction, with oak and glazed elevations.  
 Flooding issues in the last 5 years: None  
 Accessibility: Two storey dwelling. No accessibility modifications  
 Cladding: None  
 Planning issues: None which our clients are aware of  
 Coastal erosion: None  
 Coal mining in the local area: None



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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.



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