



# CHERRY TREE HOUSE

CLIPSTON, MARKET HARBOROUGH

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**Cherry Tree House,**  
Clipston, Market Harborough,  
Leicestershire

Cherry Tree House is a handsome, modern village home constructed in a traditional style, on a small exclusive development close to the centre of Clipston village. It has been well maintained and much improved by the present owners and is offered with the Agent's strongest recommendation for an early inspection.

Classically designed modern home | A small, exclusive, high quality development | Peaceful village location | Five bedrooms | Three bathrooms | Splendid extended living dining kitchen | High quality joinery | Solid Oak raised and fielded doors throughout | Three reception rooms | Double garage | No upward chain

**ACCOMMODATION**

The ground floor accommodation is arranged off a particularly spacious entrance hall, which has a staircase to the first floor and a large walk in airing cupboard with boiler. Double doors lead through to a wonderfully light dual aspect sitting room, boasting a feature fireplace with log burning multi fuel stove with an Oak mantle over. Sliding doors lead to a side paved passage with attractive village views, and double doors lead directly to a dining room. This is also independently accessed from the entrance hall and has double doors to the side elevation. A study to the front of the property has views over the private and attractive Nobold Court.

The principal feature of this accommodation is undoubtedly the open plan living dining kitchen, which offers an excellent range of framed kitchen cabinets in French Grey with Corian preparation surfaces over. A matching dresser has glazed display cabinets. Integrated appliances include a refrigerator, dishwasher, enamelled sink unit, four ring electric hob with extractor unit over and a double oven.

There is a breakfast bar for casual dining, and the sitting and dining area has a splendid feature Oak framed window with double doors to a predominately walled rear garden and patio. The kitchen is completed by Oak flooring with underfloor heating. There is a spacious utility room off, with a Belfast sink, ample white appliance space, storage, space and plumbing for an American fridge freezer, window to the front and a stable door to the rear.

A staircase and landing give access to all the first floor accommodation. The master bedroom has a lovely dual aspect to the front and rear and is a particularly spacious room. It has built in wardrobes and benefits from an ensuite shower room with a shower enclosure, wash hand basin and WC. There are two further double bedrooms to the first floor, one with built in wardrobes. Both are served by a large family bathroom with a three piece suite.

The second floor provides a further two spacious bedrooms, both having a handy eaves storage cupboard. The landing also has an eaves storage cupboard and completing the accommodation is a large shower room with shower enclosure, WC and wash hand basin.

**OUTSIDE**

Cherry Tree House is approached by a private driveway which gives access to a double detached garage. There are pleasant gardens to the front, set behind Beech hedging and mature specimen trees. The rear gardens are directly accessed from the kitchen and living areas. It is walled to two sides, is particularly private with two very pleasant terrace areas, taking best advantage of the sunny aspect. There is also BBQ entertaining area to the rear. An attractive paved side garden leads to a small sheltered vegetable plot with greenhouse.

**LOCATION**

Clipston is a thriving village close to the Leicestershire/Northamptonshire borders, which is well known for quality of countryside and historic links. The village offers a popular public house, well-regarded primary school and has easy access to Market Harborough which has a wide range of day to day amenities and the mainline railways station with links to St Pancras, London in under an hour.



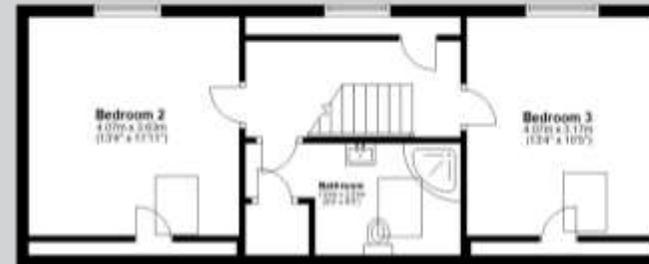
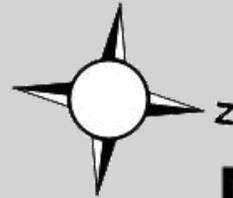




Main area approx. 221.5 Sq. M (2384.5 Sq. Ft)  
Plus garages approx. 32.7 Sq. M (352.5 Sq. Ft)  
Measurements are approximate. Not to scale. For indicative purposes only.



**DIRECTIONAL NOTE**  
Leaving Market Harborough on the A4304 Coventry Road take the first left hand turn signposted East Farndon, continue on this road travelling though East Farndon as signposted to Clipston. On entering Clipston, at the village Green, bear right onto Naesby Road, and first right again on to Gold Street. Turn right into Nobold Court, where the property may be found on the left hand side.





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#### Measurements 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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