



HIDCOTE HOUSE  
GREAT BOWDEN, MARKET HARBOROUGH

JAMES  
SELICKS



Hidcote House is one of the finest new build houses to come to the market in recent times. Boasting panoramic field views to the front, and being significantly upgraded by our clients from new, including bespoke fitted furniture throughout, a stunning living kitchen, high quality bathroom suites, feature panelled walls and a beautiful rear garden located within one of the county's most desirable villages.

Henley house type from Redrow's Heritage Collection • Significantly upgraded throughout to include Oak doors, fibre optic internet connection and cat 5 Ethernet cabling to three rooms • Reception hall • Cloakroom • Superb open plan living kitchen • Utility room • Sitting room • Principal bedroom with ensuite • Guest bedroom with ensuite • Two further double bedrooms • Family bathroom • Stunning landscaped rear garden • Excellent access to Market Harborough train station and town centre •

#### Accommodation

This exquisitely presented property is entered via a solid wood front door with leaded windows above and to the side into a spacious reception hall with oak Moduleo luxury vinyl flooring, bespoke cloaks hooks and shoe cabinet beneath, stairs rising to the first floor and access to the garage. A ground floor guest cloakroom provides a low flush WC, a wash hand basin with cupboard under, spotlights and oak Moduleo flooring. The sitting room has a leaded bay window to the front elevation enjoying field views, oak Moduleo flooring, ceiling rose, a bespoke handmade cabinet with electric intelligent points, cupboards beneath and an oak top.

The principal feature of this home is the fantastic open plan living dining kitchen which measures over 36 ft in length and has oak Moduleo flooring and spotlights throughout. This light filled space comprises a living area with a feature panelled wall and a window overlooking the rear landscaped garden, a dining area with French doors and full height windows to the garden and feature designer pendant lighting (available via a separate negotiation). The kitchen area has a further window to rear and provides an excellent range of Kensington shaker style eye and base level units, undermounted sink and drainer, soft-closing drawers, pan drawers and boasts a pantry cupboard. Silstone preparation surfaces have matching upstands and windowsill. Integrated Siemens appliances include a full-size dishwasher, five-ring hob with extractor above, two single ovens, and integrated fridge freezer. The utility room off has a glazed door to the side elevation, a range of eye and base level units, Silstone worktops and upstands, undermounted stainless steel sink with mixer tap, shelving, plumbing for a washing machine and tumble dryer and oak Moduleo flooring.

Stairs rise to the superb first-floor galleried landing with a uPVC leaded bay window to the front elevation providing fantastic field views and flooding the area with light. A striking sisal boucle carpet runs throughout the landing, master bedroom and bedrooms two and three. The master bedroom boasts a bay window with fantastic views across the valley, an excellent range of Sharps built-in wardrobes with shelving and drawers, matching dressing table and a panelled wall. An ensuite shower room off offers a double shower cubicle with rainforest and personal shower heads, wash hand basin with cupboard under, low flush WC, heated chrome towel rail. The guest bedroom has bespoke Thomas Sanderson solid wooden shutters, Sharps built in wardrobes and benefits from an ensuite shower room off. Bedroom three has a window to the rear elevation, bespoke Thomas Sanderson shutter, built-in wardrobes, desk and two chests of drawers with a feature oak soundproofing wall creating the perfect spot to work from home. Bedroom four has a window to the rear elevation, built-in wardrobes and oak flooring. Completing the fantastic accommodation is the family bathroom with a panelled bath with glass shower door, wash hand basin with cupboard under and mirror over, low flush WC, electric shaver point, heated chrome towel rail, part tiled walls and a tiled floor.

#### Outside

The rear garden is delightful, having been professionally landscaped and planted, and conveniently has three outdoor weatherproof electrical sockets and an outdoor tap. A bank of pleached Hornbeam trees around the border provides privacy, while raised borders with clever planting and feature lighting provides year-round interest. A raised corner seating area provides a casual space, while a wooden pergola creates a more formal setting beneath for alfresco dining overlooking the manicured lawn. Feature wooden slatting creates yet more privacy and a paved terrace area completes this simply stunning rear garden.





To the front is a driveway providing off road parking for two vehicles and access to a double integral garage, with electric door, garage tap, and door to hallway. Lavender Hidcote flanks the pathway leading to the front door, while the remainder of the front garden has been planted with specimen shrubs, trees, box hedging and a lawn with herbaceous borders.

#### Location

Great Bowden is one of the most highly sought after villages within the county both by virtue of the quality housing stock and strong community spirit, good local amenities include a parish church, post office, village store and primary school. There is a selection of places to eat and dine with two gastro public houses, the Shoulder of Mutton and Red Lion both recently renovated and upgraded and very popular amongst villagers and people who visit. In addition, there are two cafes, the renowned Bowden Stores which also has a gift shop and Welton's Deli which has a post office and shop, as well as a café. The nearby town of Market Harborough provides a wide range of shopping, leisure, education and recreational facilities with a mainline train service within convenient walking distance, giving access to London St. Pancras in under an hour. Schooling is well catered for in both the state and private sector. Of note are Uppingham School, Oakham School, Stoneygate School, Leicester Grammar the latter two in Great Glen.

**Tenure:** Freehold

**Local Authority:** Harborough District Council

**Tax Band:** E

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

**NHBC:** NHBC Certificate until 2029.

**Estate Charges:** There is a Management Company to look after the communal open areas of the development. Charges are paid bi-annually. For 2023 the total charge is £344.74. These charges are subject to an annual review.

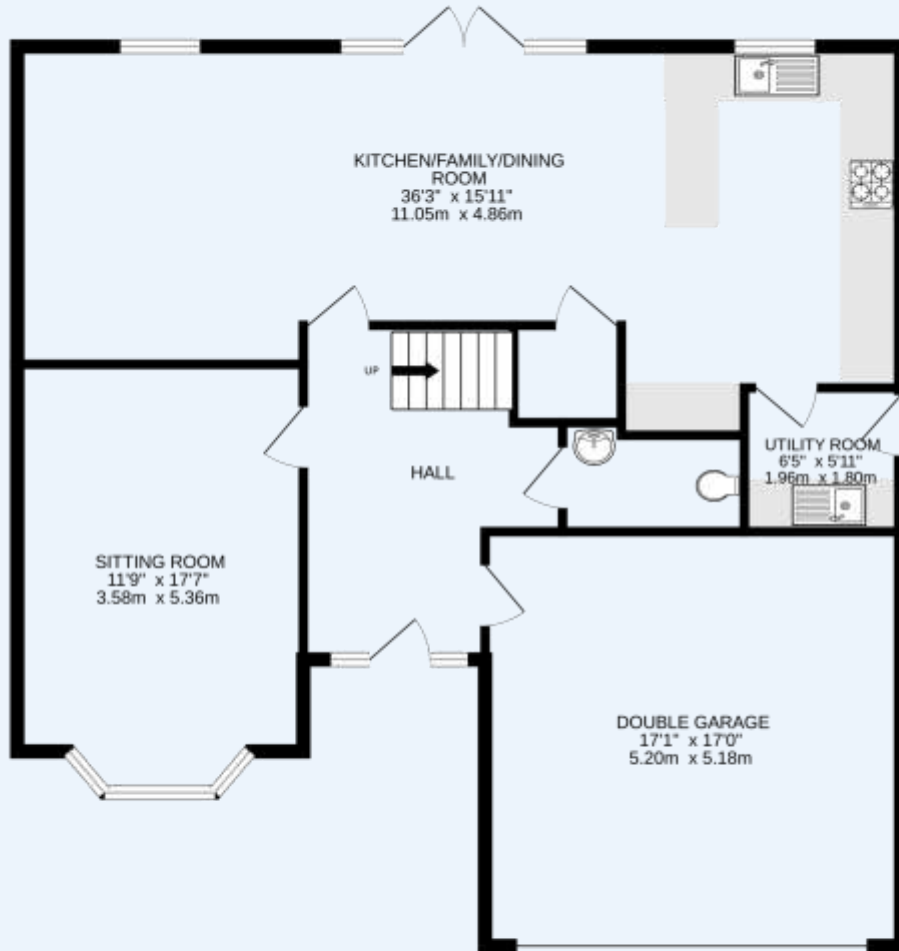




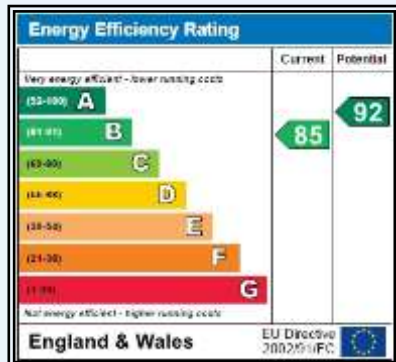
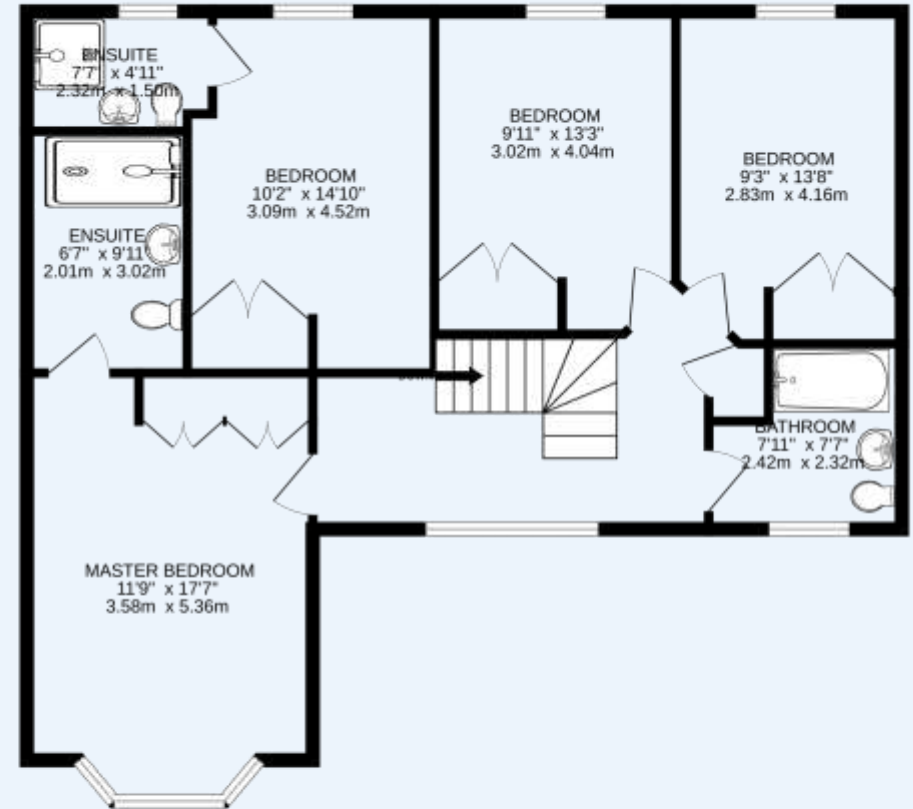


View from the master bedroom & sitting room

**GROUND FLOOR**  
877 sq.ft. (81.5 sq.m.) approx.



**1ST FLOOR**  
884 sq.ft. (82.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1761 sq.ft. (163.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.



All garden images were taken by our client during the summer of 2022.



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