



# FISHERS FARM

FOXTON



THE CROFT, FISHERS FARM,

FOXTON, LEICESTERSHIRE

JAMES  
SELICKS

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## The Croft Plot 10, Fishers Farm, Off North Lane Foxton, Leicestershire LE16 7RF

A small & exclusive development of 11 remarkable homes in the quintessentially English village of Foxton, a nationally recognised village for its famous locks providing canal side walks along the Grand Union Canal.

- Small exclusive development
- Idyllic position on the edge of a popular village, close to Market Harborough
- Fitted to a high specification throughout
- Choice of finishes and kitchen
- Upgrades available
- Three reception rooms
- Five bedrooms
- Three bathrooms
- Detached
- Double garage

### THE DEVELOPMENT

Each home has been designed with modern living in mind providing flexible and open plan living kitchens, fitted to a high specification throughout with bespoke cabinetry, quartz worktops and Bosch appliances.

Fishers Farm is situated in an idyllic position, on the edge of this ever popular south east Leicestershire village.

### THE CROFT

A large, well designed, 2383 ft2 five bedroom, three bathroom family home orientated around a principal room, a superb open planning living kitchen.

The Croft is entered via a canopy porch into an entrance hall with cloaks cupboard, WC and stairs rising to the first floor. A study provides views to two elevations, and a dual aspect sitting room has views to the brook to the front and French doors to the south facing rear garden. The principal feature of the property is an open plan living dining kitchen superbly fitted with a high quality kitchen, floor finishes and appliances with a pantry and a utility room leading to the rear garden.

Stairs rise to a spacious landing, which gives access to five bedrooms, with two benefitting from ensuite shower rooms. There is a spacious family bathroom with a shower enclosure, bath, WC and wash hand basin.

### OUTSIDE

To the front of the property is a detached double garage, ample car standing, and views over countryside. To the rear is a splendid south facing rear garden.

### LOCATION

The village of Foxton offers a strong sense of community centred around the village hall, the church of St. Andrews and a popular public house. Schooling is catered for by the well-regarded Foxton Primary School. The area is well known for its attractive rolling countryside. The town offers a wide range of niche shopping, local supermarkets, restaurants and a wide range of leisure and recreational facilities and a mainline rail service to London St. Pancras in little under an hour.

### THE DEVELOPERS

R2 is a private company specialising in the delivery of exceptional residential developments. Founded in 2014 by Richard & Robert Wilson, R2 is a company with a significant family heritage being part of the Wilson Family group of companies, which has a long history in property development. David Wilson Homes was formed by Richard and Robert's father and grandfather. When David Wilson Homes Plc was sold to Barratt Developments in 2007, David Wilson, with the permission of Barratt, used the name Davidsons Homes for the new family housebuilding business. A number of other companies were also formed over the next decade including R2 Developments.





**The Croft, Plot 10 Fishers Farm, Off North Lane, Foxton, Market  
Harborough, Leicestershire, LE16 7RF**

Total Approx Gross Internal Floor Area 2383.00 sq ft

Measurements are approximate. Not to scale. For illustrative purposes only.

**JAMES  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		



**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 warranty, 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.

**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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