



# CLAREMONT HOUSE, MARKET PLACE, KEGWORTH

GUIDE PRICE £ 975,000





An outstanding and beautifully maintained Grade II listed residence in the heart of Kegworth, Claremont House is an elegant six-bedroom family home set in almost half an acre of mature, landscaped grounds. Boasting three reception rooms, a bespoke oak kitchen with Aga, and a stunning detached six-car garage with self-contained annexe above, this exceptional property offers refined village living with superb transport links.





Proudly overlooking the Market Place in the heart of Kegworth, Claremont House is a remarkable Grade II listed residence that perfectly marries period charm with contemporary family living. Behind its distinguished façade lies a home of generous proportions and character, thoughtfully maintained and significantly enhanced by the current owners during their stewardship of over two decades.

Fully transformed in 2007, the house spans three floors and offers six spacious double bedrooms and four stylish bathroom/shower rooms. The principal suite, with its dual-aspect views, includes a fully fitted dressing room and a luxurious ensuite featuring a freestanding bath, walk-in shower and twin basins. Each bedroom is elegantly appointed, offering privacy and comfort for family or guests.





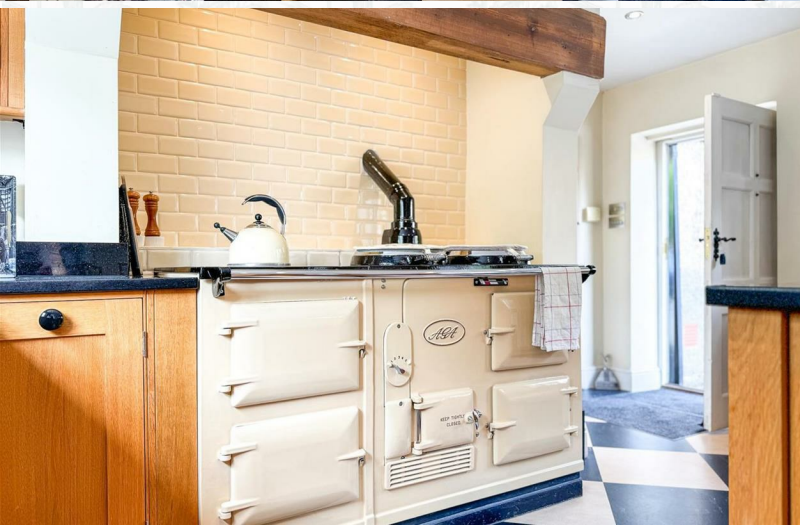






At the heart of the home is a bespoke, handcrafted oak kitchen complete with granite worktops, central island, integrated appliances and a traditional mains gas Aga. The kitchen opens into a delightful south-facing garden room, bathed in natural light and providing seamless access to the expansive grounds. A walk-in pantry, generous utility room with external access, and a convenient cloakroom/WC complete the practical elements of the ground floor.

The formal reception spaces comprise a substantial 'L'-shaped drawing room with feature open fireplace and French doors leading to the garden, a cosy snug with log burner, and an elegant dining room. Original features including a stone-floored hallway and a sweeping Mahogany staircase add a sense of heritage and gravitas to the home.





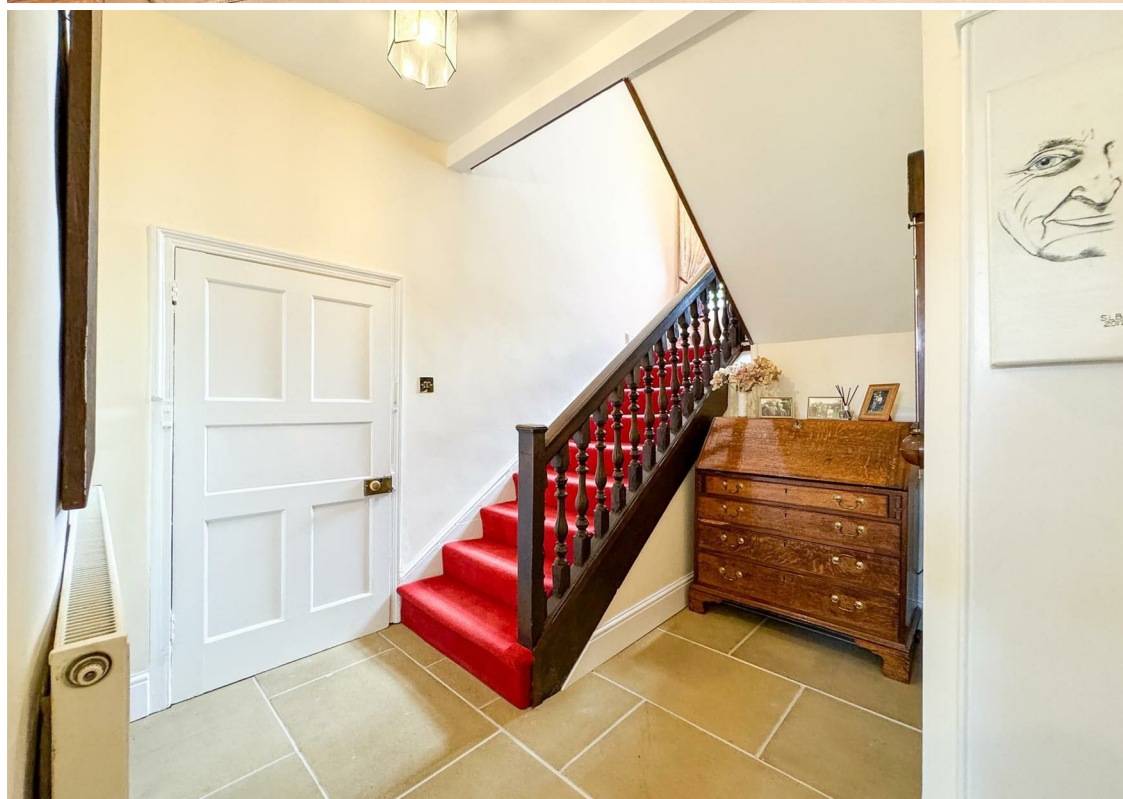






Externally, Claremont House is surrounded by mature, beautifully landscaped gardens that wrap around the property, with established trees, manicured lawns, and a charming sunken garden. A stone-flagged patio offers the perfect setting for outdoor dining and entertaining. Solid wooden gates lead to a sweeping driveway and an impressive two-storey garage block, purpose-built with three electric doors, providing space for six vehicles and a workshop area. Above, a self-contained annexe offers additional living accommodation comprising an open-plan kitchen/living room, a double bedroom, and a full bathroom — ideal for multi-generational living, guests, or a home office suite.









Set within 0.47 acres, Claremont House offers both grandeur and versatility. It benefits from all mains services including 3-phase electricity, and both the main house and annexe have independent gas central heating systems.

Kegworth itself is a thriving village with an excellent range of amenities including independent shops, cafés, restaurants, and highly regarded schooling. The property enjoys superb connectivity, just a mile from Junction 24 of the M1 and close to the A42 and East Midlands Airport. East Midlands Parkway railway station offers regular direct services to London St Pancras, making this an ideal base for commuters and frequent travellers alike.

This is a rare opportunity to acquire a landmark home of scale and distinction in one of North West Leicestershire's most accessible and sought-after village locations.

























*Claremont House, Market Place, Kegworth*

















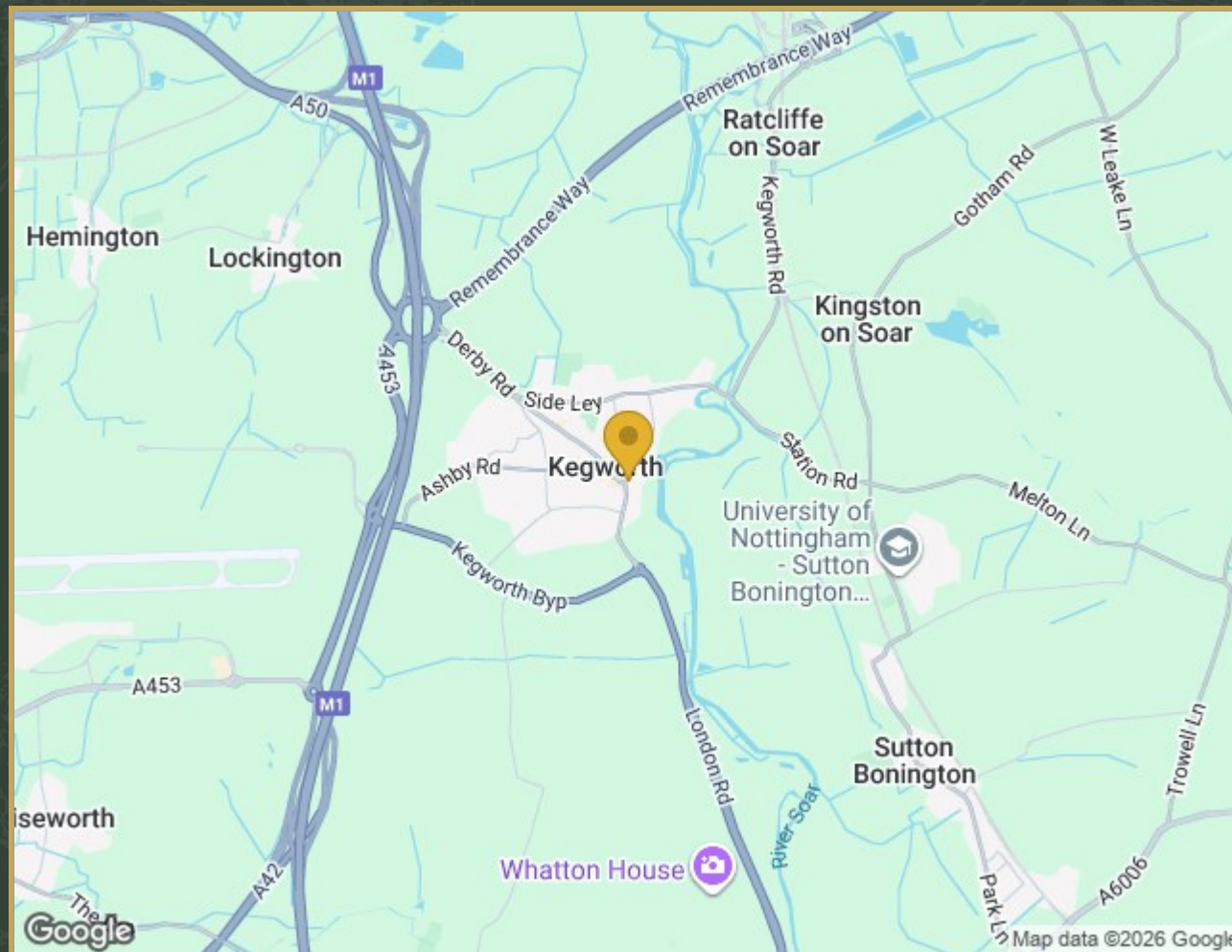
# KEY FEATURES:

- GRADE II LISTED SIX-BEDROOM PERIOD HOME
- PROMINENT POSITION OVERLOOKING KEGWORTH MARKET PLACE
  - NEARLY 0.5 ACRES OF MATURE, LANDSCAPED GARDENS
- DETACHED SIX-CAR GARAGE WITH SELF-CONTAINED ANNEXE ABOVE
- BESPOKE SOLID OAK KITCHEN WITH GRANITE WORKTOPS AND AGA
- THREE ELEGANT RECEPTION ROOMS PLUS SOUTH-FACING GARDEN ROOM
- PRINCIPAL SUITE WITH DRESSING ROOM AND LUXURY ENSUITE
- WALK-IN PANTRY, LARGE UTILITY ROOM, AND DOWNSTAIRS WC
- EXCELLENT TRANSPORT LINKS: M1 (J24), EAST MIDLANDS PARKWAY & AIRPORT
  - WALKING DISTANCE TO VILLAGE SHOPS, CAFES, AND PRIMARY SCHOOL





# *Property Location*



20, Claremont House Market Place, Kegworth, Derby, DE74 2EE



