

# CHATER VALLEY VIEW

PLOT 2, NORTH LUFFENHAM



JAMES  
SELICKS

SALES • LETTINGS • SURVEYS • MORTGAGES



## **Plot 2, Chater Valley View, Glebe Road, North Luffenham, Rutland LE15 8JU**

CHATER VALLEY VIEW IS A DEVELOPMENT OF THREE UNIQUE VILLAGE HOMES BUILT TO THE HIGHEST POSSIBLE SPECIFICATION. JAMES SELICKS ESTATE AGENTS, WORKING WITH KAYBEE DEVELOPMENTS ARE PROUD TO OFFER TO THE MARKET THIS INCREDIBLY EXCITING OPPORTUNITY TO PURCHASE A ONE OFF BESPOKE MODERN HOME.

Approx. 3046 ft² • Stunning Countryside Views • High Specification Build • Open Plan Living • Home Office • Edge of Village Location • Underfloor Heating Throughout • Off-Road Parking • Double Garage •

With Plot 1 & 3 already being sold subject to contract, it is imperative that early interest is shown to avoid missing out on the remaining plot of what we regard to be the highest quality new build development in the county.

The properties sit on the edge of the highly regarded village of North Luffenham with the most stunning views into the Chater Valley.

All three properties have been built in local vernacular matching the proportions and architectural merit of period homes whilst incorporating the highest possible specification with underfloor heating throughout, high levels of installation and packed with future proofing technology. The open plan accommodation is flooded with light and has been designed to create a flow from inside to out into the landscaped gardens to the rear whilst offering flexible space to work from home which is now a way of life for so many people.

If you would like further information on the development or indeed to reserve the last remaining plot, please don't hesitate to contact the Oakham office on 01572 724 437.





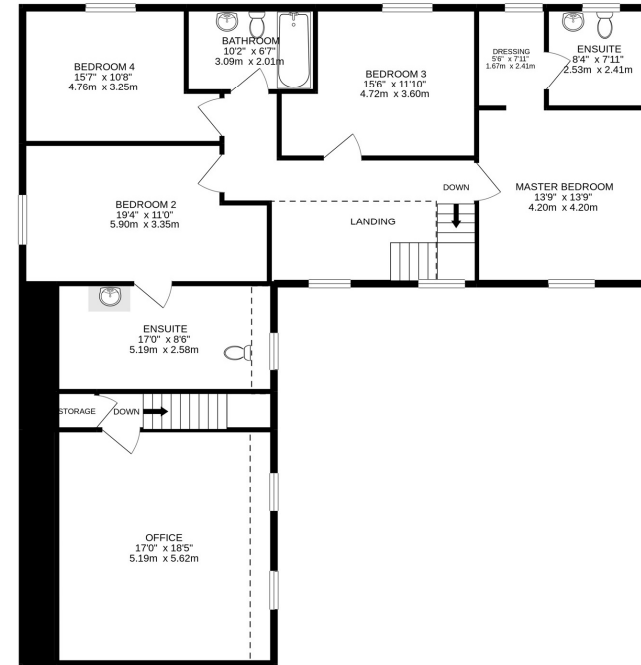
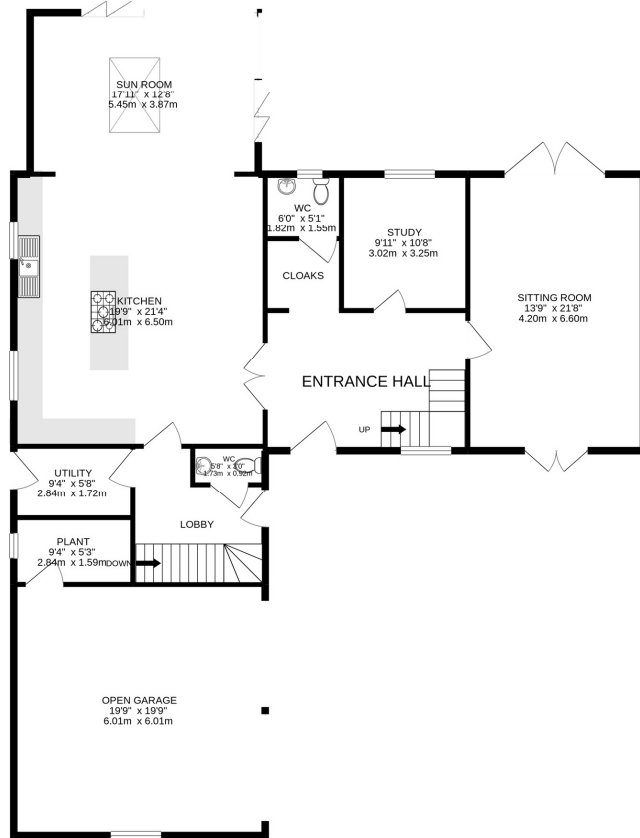


SALES • LETTINGS • SURVEYS • MORTGAGES

## Plot 2, Chater Valley View, Glebe Road, North Luffenham LE15 8JU

House Total Approx Gross Internal Floor Area = 3046 ft<sup>2</sup> / 282.9 m<sup>2</sup>

Measurements are approximate, not to scale, illustrative purposes only.



**JAMES SELICKS**

[www.jamesselicks.com](http://www.jamesselicks.com)

**Oakham Office**  
6-8 Market Place  
Oakham Rutland LE15 6DT  
01572 724437  
[oakham@jamesselicks.com](mailto:oakham@jamesselicks.com)

**Market Harborough Office**  
01858 410008  
**Leicester Office**  
0116 285 4554  
**London Office**  
0207 839 0888



### 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.

**SALES • LETTINGS • SURVEYS • MORTGAGES**