

# The End

BRAMPTON ASH, MARKET HARBOROUGH



JAMES  
SELICKS



Occupying a delightful position on the edge of the sought-after village of Brampton Ash, this individually designed family home enjoys far-reaching countryside views to the south and west and beautifully landscaped gardens.

Offering over 3,000 sq. ft of versatile accommodation including a double garage, outbuildings and generous reception spaces, the property combines characterful charm with contemporary styling. Thoughtfully arranged for modern family living, the house features four bedrooms, three bath/shower rooms, a stunning open-plan kitchen, and several flexible spaces ideal for home working or hobbies, all set within an idyllic rural setting.

Individually designed family residence • Exceptional countryside views to the rear and side • Approximately 3,062 sq. ft including garage and outbuildings • Four well-proportioned bedrooms • Principal bedroom suite with a feature freestanding bath, dressing area and ensuite • Stunning open-plan living kitchen open to a family room • Sitting Room • Two dedicated study areas ideal for home working • Double garage with driveway parking • Generous gardens with terrace, outbuildings and greenhouse

#### Accommodation

The property is entered via a welcoming reception hall which immediately sets the tone for the light and spacious accommodation throughout. At the heart of the home is a superb open-plan living kitchen, beautifully appointed with an extensive range of cabinetry, Aga, breakfast bar and ample space for entertaining. Large, glazed doors frame the stunning rural outlook and provide direct access onto the rear terrace. Complementing this space is a generous family room with feature cast iron log burner, a projector screen and doors onto the terrace. A cosy sitting room offers an additional reception space ideal for quieter evenings. A useful utility room, shower room and office with a mezzanine floor above for storage, while a second and particularly impressive study, creating an ideal home office with elevated countryside views. This part of the house is suitable for conversion into an annex for a multi-generation family, guests or teenagers, subject to necessary planning consents.

The first-floor bedroom accommodation is arranged around a central landing and provides excellent flexibility for family living. The principal bedroom is a wonderful retreat, featuring a spacious sleeping area, dressing space, freestanding bath and a stylish ensuite shower room, all enhanced by vaulted ceilings and an abundance of natural light and a balcony with far reaching southerly and westerly views. Three further bedrooms are served by a beautifully appointed contemporary shower room.

Throughout the property, careful attention has been paid to creating bright, airy interiors that connect seamlessly with the outdoor environment. Large windows frame uninterrupted views across the rolling Northamptonshire countryside, while the combination of contemporary finishes and character detailing provides a home that is both elegant and practical for modern living.

#### Outside

The property is approached via a gravelled driveway providing ample off-road parking and access to the substantial double garage with a sink and a mechanic's pit. The attractive façade combines brick and rendered elevations beneath a pitched roof, creating a striking village presence. To the rear, a beautifully designed south facing terrace with raised carp pond and outdoor lighting providing the perfect setting for outdoor dining and entertaining whilst enjoying the spectacular open views beyond.

The gardens extend well beyond the immediate terrace and are predominantly laid to lawn with mature planting, established trees and defined boundaries. Beyond the formal garden are a number of useful outbuildings including stores, a potting shed, raised vegetable planters, a greenhouse and garden shed, offering excellent storage and potential for a variety of uses. The uninterrupted rural backdrop and elevated outlook create a particularly special setting, delivering a wonderful sense of peace and privacy rarely found within such an accessible village.





#### Location

The village of Brampton Ash lies on the borders of Northamptonshire and Leicestershire. Communications in the area are excellent, particularly the market town of Market Harborough which is in easy reach and has an array of shopping facilities. A main line rail service is available from Market Harborough, Corby and Kettering which connect with London St Pancras in approximately one hour.

**Tenure:** Freehold

**Local Authority:** North Northamptonshire Council

**Tax Band:** D

**Listed Status:** Not Listed.

**Conservation Area:** Yes, Brampton Ash Conservation Area

**Services:** The property is offered to the market with all mains water, oil-fired central heating & drainage to a septic tank

**Meters:** Electric smart meter and a water meter

**Broadband delivered to the property:** FTTC (100 mbps)

**Non-standard construction:** Believed to be of standard construction

**Wayleaves, Rights of Way & Covenants:** Yes

**Flooding issues in the last 5 years:** No

**Loft:** Board, insulated with ladders

**Accessibility:** Two storey dwelling. No modifications

**Planning issues:** None our clients are aware of

**Satnav Information:** The property's postcode is LE16 8PE and house number 9.









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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.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rich Produced for James Sellicks Estate Agents. REF: 1466293

# The End, Brampton Ash Market Harborough, LE16

Approximate Area = 2346 sq ft / 217.9 sq m (exclude shed)

Limited Use Area(s) = 19 sq ft / 1.7 sq m

Garage = 385 sq ft / 35.7 sq m

Outbuildings = 312 sq ft / 28.9 sq m

Total = 3062 sq ft / 284.2 sq m

For identification only - Not to scale

Denotes restricted head height

