



Eyebrook House
Medbourne, Leicestershire

EYEBROOK HOUSE





**Eyebrook House, Drayton Road
Medbourne, Leicestershire, LE16 8DP**



A distinctive, beautifully designed, newly built country house, immaculately presented with superb entertaining space and fabulous south westerly views down the Welland Valley in this prime Leicestershire village.

- Reception hall
- Beautifully appointed kitchen with open plan garden room
- Drawing room
- Family room
- Utility room, pantry, boot room, cloakroom
- Master bedroom with ensuite shower room
- Guest bedroom with ensuite shower room
- Three further bedrooms and family bathroom with shower
- Double garage
- Private entrance drive with automated entrance gate, extensive gardens and terrace
- Grounds extending to approximately 0.6 acres to include potential building plot with pre-application guidance for a single dwelling



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Situation

Medbourne is an unspoiled traditional English village in the heart of the Welland Valley. The village is truly picturesque with many charming ironstone properties, mature trees and a stream running through the centre. This delightful village also offers an excellent range of facilities.

As well as a great village store and post office there is the highly popular pub, The Nevill Arms which includes a restaurant and café. There is also an active sports centre with tennis and cricket club, both of which offer coaching for children. The village hall has a daily pre-school. In the centre of the village is the pretty church.

Surrounding the village are some really wonderful rural walks and bridle ways, including at nearby Nevill Holt where the award winning summer Opera Festival is gaining national recognition. Also nearby there is some excellent fly fishing to be had at nearby Eyebrook Reservoir and Rutland Water.

Nearby Market Harborough offers a superb range of shopping and leisure facilities including supermarkets, bespoke shops as well as a sports centre and theatre. A mainline train station operates from Market Harborough with services to London St Pancras taking approximately 60 minutes. Schooling in the area is excellent with primary in Bringhurst and

secondary in Uppingham. There are also many choices of independent schools including Oakham, Uppingham, Leicester Grammar, Oundle and Stamford.

Description

Eyebrook House is beautifully designed and constructed brand new home with Georgian detailing by the highly regarded craftsmen builders Walter Ward Country Homes. It combines elegant design with modern technology including under floor heating, bi-fold doors and solar thermal hot water.

Materials used are of the highest quality including Welsh slate roof, traditional lime based render, Clipsham stone window frames, door surrounds and chimneys. Similarly the inside is finished to a high specification and the principal rooms all have delightful views across landscaped gardens and the Welland Valley beyond.

Accommodation

The house is approached along a resin bonded gravel drive edged with estate fencing and a Yew hedge. There is parking for several cars. The front door opens onto a central reception hall with polished limestone floor which runs throughout the majority of the ground floor. Off is the drawing room which is panelled to dado height and features an Adam style fireplace with slate slips and hearth, and two three quarter height sash windows facing north and south.

The kitchen is the ultimate in spacious light, open plan living and features beautiful cabinets by Alexander Lewis Kitchens including an island unit, with built in Miele Hob, wall units incorporating sink unit with tiled splashback, twin Miele ovens, Miele dishwasher. A separate unit houses double Miele fridges and freezers. There is a dresser along one wall and a built in pantry. A wide archway leads to the garden room; a wonderful space with vaulted ceiling with exposed trusses. Bi-fold doors along one wall open onto the terrace with two side doors allowing access to the front and side gardens. There is a Jotul multi fuel stove and a range of fitted bookshelves. The backdoor opens onto a boot room with ample storage cupboards and WC off. The utility room has a Belfast sink, and hand built cupboards, by Alexander Lewis housing the central heating boiler, heating controls and hot water cylinder. There is space for a washing machine and tumble dryer. The family room is off this hallway and provides another bright and spacious entertaining room with direct access onto the gardens and terrace.

On the first floor, the principal bedroom suite, with built in wardrobes comprises a large double bedroom with ensuite shower room with stripped wooden floor, large walk in shower cubicle, with Hansgrohe shower basin with mirror over and WC, fittings by Duravit.

The guest bedroom is approached through a dressing area with fitted wardrobes and is wonderfully bright with a high ceiling and two large windows providing outstanding views across open countryside.

The second ensuite shower room is fitted to the same exacting standard as the master suite. The three further bedrooms, are all spacious and bright and share the family bathroom, which has a panelled path in addition to the walk in shower, basin and wc.

Grounds and gardens

Great care has been taken with the landscaping to provide a suitably formal setting for the house, while providing ample space for relaxed family life and entertaining. Eyebrook House is approached from Drayton Road along a bonded gravel driveway, with estate fencing leading to a parking area at the rear of the house with a timber clad double garage. A York paved pathway leads to the back door and around the house to a large paved terrace wrapping around the house on two sides, with a lawned area beyond. The lawn sweeps around the garden room to the front of the house and is separated from the paddock beyond by a new post and rail fence.

Amenities include

Under floor heating, solar thermal hot water

High quality bathroom fittings.

Hand built kitchen by Alexander Lewis, with boiler tap and freezer, Limestone floor throughout ground floor (except family room and drawing room)

Solar Thermal hot water.

Welsh slate roof, traditional lime based render.

Top quality ironmongery, cast iron down pipes.

Services

Mains water, drainage, gas and electricity are connected to the property. None of the services or appliances, heating installations, plumbing, or electrical systems have been tested by the selling agents.



Eyebrook House
Approximate Gross Internal Area
 Main House = 283 sq.m/3043 sq.ft
 Car Port = 27 sq.m/286 sq.ft
 Total = 310 sq.m/3329 sq.ft

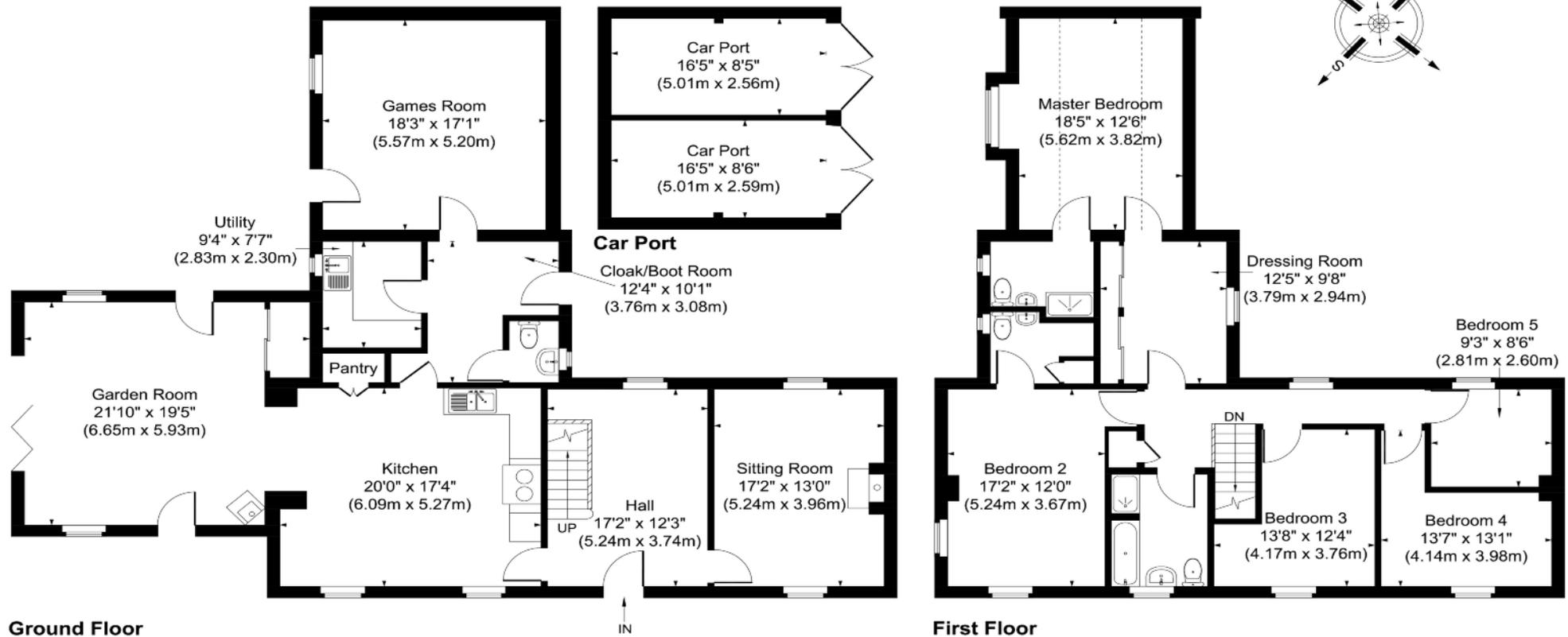
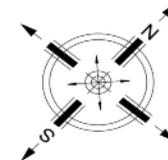


Illustration for identification purposes only, measurements are approximate, not to scale.
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Approximate Travel Distances

Locations

- Uppingham - 7.5 miles
- Market Harborough - 7.7 miles
- Stamford - 19.3 miles

Nearest Stations

- Market Harborough - 7.7 miles

Nearest Airports

- East Midlands - 40 miles

Fixtures and fittings
 All fixtures, fittings and furniture such as curtains, light fittings, garden ornaments and statuary are excluded from the sale unless otherwise stated. Some may be available by separate negotiation.

Directions
 From Market Harborough head out on the A 427 taking the first turning on the left on the A 664 to

Uppingham. Continue through the villages of Sutton Basset and Weston by Welland. On entering the village continue over the small bridge and onto Drayton Road. The development can be found on the right hand side.

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