



WARBRECK HOUSE

Main Street, Illston on the Hill, Leicestershire. LE7 9EG

Aston & Co
Exclusive Homes

INTRODUCTION

Designed and built by the current owners in 1983, Warbreck House sits in a delightful cul-de-sac location in the heart of the highly desirable and much sought after South East Leicestershire village of Illston on the Hill.

The deceptively spacious and flexibly arranged property has, over the years, been skilfully extended and lovingly improved to exacting standards and represents an excellent opportunity to purchase a beautifully maintained family home surrounded by some of the county's finest countryside.

Benefiting from oil fired central heating, with a recently installed boiler and oil tank, and sealed unit double glazing, the property briefly comprises: An impressive entrance hall. Re-fitted breakfast kitchen with utility room and wc off, an extended dining room and a spacious lounge. On the first floor, a galleried landing provides access to bedroom 1 (with scope to add an en-suite facility) and an adjacent dressing room/ bedroom 5; a generously sized bedroom 2 and 2 smaller double bedrooms, a separate wc with a well-fitted shower room completing the accommodation.

THE ACCOMMODATION

Sitting behind a neat picket fence towards the end of a long village cul-de-sac, Warbreck House has been skilfully extended and meticulously maintained by the current owners.

Benefiting from sealed unit double glazing and oil fired central heating, with a recently installed boiler and tank, the house is entered through a modern composite front door into the impressive entrance hall. Doors off the hall provide access to the ground floor rooms, a staircase rises to the first floor and the professionally laid parquet flooring extends through into the lounge and dining room.









The kitchen has been delightfully re-fitted with base and wall units with an integrated cooker and hob and space for white goods. A utility room housing the boiler has an external door to the front and a guest wc off.

The very spacious dining room has been extended to provide ample space for a large family dining table. A window overlooks the side garden and a French door provides access onto the patio.

Another spacious room, the lounge has an open fire with a feature surround, a window and a bi-fold door provides views of the garden and access onto the patio.

Upstairs, the galleried landing provides access to : A large master bedroom measuring an impressive 16ft 5in in length with views of the rear garden and fields beyond and offers scope to build an en-suite facility. A smaller room currently used as a dressing room, could be used as an office/ study or a single bedroom.

Bedroom 2 is also a very generously sized room with views to the rear.

Bedrooms 3 and 4 are similar sized, smaller double bedrooms with windows overlooking the front.

There is a superbly re-fitted, partially tiled family shower room comprising: an airing cupboard, pedestal sink and a large walk-in shower enclosure, with a separate wc completing the accommodation.

OUTSIDE

The front garden has been mainly paved to provide hard standing for several vehicles and access to the 2 integral garages and sweeps round to the left providing pedestrian access to the rear.

The rear garden has been beautifully landscaped with easy maintenance in mind.

A paved patio area to the side and rear provides a large outside entertaining area with brick built barbeque a retaining wall and steps up to the lawn with flower beds, specimen trees and a neatly trimmed hedge providing privacy from neighbouring properties.

THE AREA

Illston on the Hill is a small South East Leicestershire village in the Harborough District of the county. Enjoying the benefits of a small rural community yet lying only 8 miles south east of Leicester and 9 miles north east of Market Harborough.

Amenities within the village include The Fox and Goose public house, a village hall and The Church of St. Michaels and All Angels with more day to day amenities in nearby villages such as Billesdon and Great Glen, both being less than 5 miles away.

The area is well serviced with primary and secondary schools in both the state and private sectors including The Leicester Grammar and Uppingham Schools.

The village is surrounded by some of the county's most enviable countryside with a number of footpaths and bridleways.

Local leisure facilities include equestrian centres, golf clubs and the various watersport activities at Rutland Water.

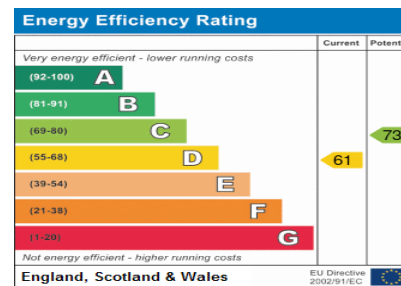
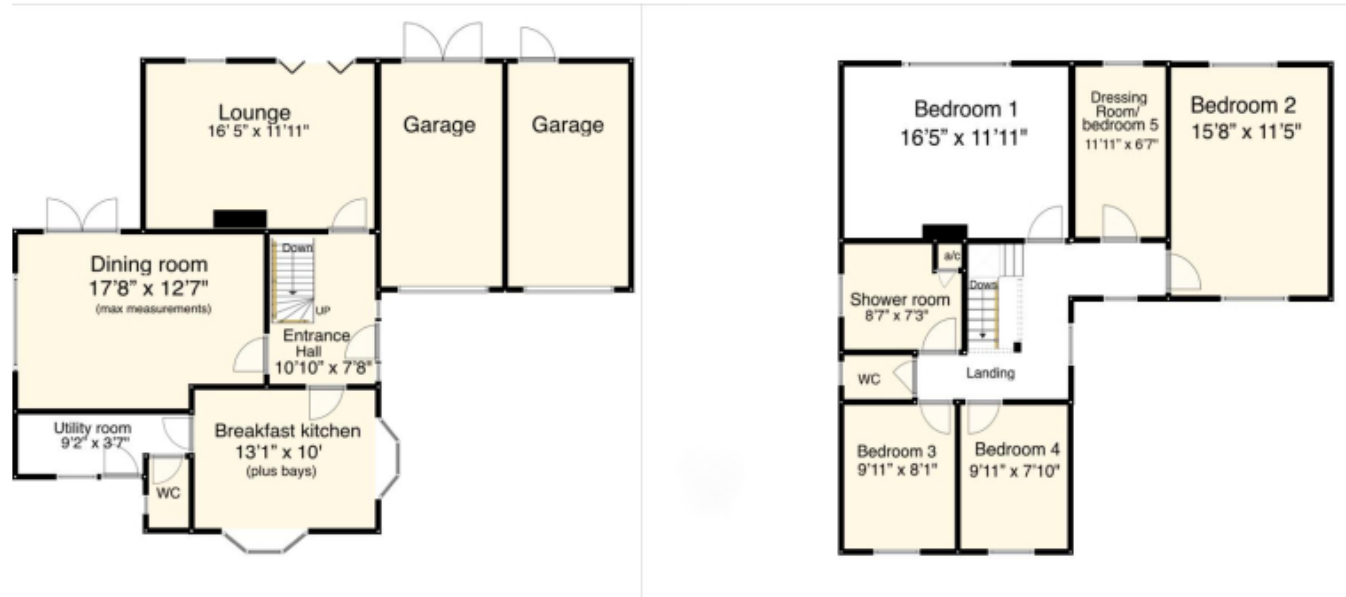
Illston on the Hill is popular today with local buyers and those from further afield, due in part to its feeling of remoteness whilst being convenient for the areas commercial centres; an excellent housing mix and its transport links with the nearby Market Harborough being less than 1 hour from London.





Floorplans

For identification purposes only.



Useful Information

Tenure Freehold

Heating Oil fired Central Heating

Drainage Mains

Council Tax Band E

Local Authority Harborough District Council

EPC rating D



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