



SADDINGTON HALL SADDINGTON







The Grade 2 listed Saddington Hall is a substantial and impressive country house, occupying an elevated South Westerly position with far-reaching views over Saddington Vale. Also adjoined by a self-contained one-bedroom annexe, the main house boasts four reception rooms, breakfast kitchen, utility, two large bedroom suites, a further four double bedrooms, two shower rooms, office space and attics. Vaulted cellars, bar and wine cellar, heated outdoor swimming pool, brick outbuildings, formal terraced gardens and grounds approaching 1 acre, incorporating woodland walk and Ha-ha wall. The sweeping gravel drive is accessed via double electric gates, and curves around the property to the courtyard.

The house features high ceilings and tall sash windows, the South Westerly aspect provides light and airy living. The large Dining Hall with double doors leading to the terraced gardens is flanked by formal Drawing and Sitting Rooms both with ornate open fires, shuttered sash windows and far-reaching views. The fully fitted Breakfast kitchen is complete with gas Aga and Shaker units, utility room with gas fired boiler and hot water cylinder, Fitted Study and Cloakroom. The elegant sweeping staircase and continuous curving banisters are illuminated by the central ornate skylight, leading to the sub landing and first floor. The Master Bedroom suite is generous in size and can accommodate seating area to enjoy the outstanding views. It's ensuite bathroom benefits from roll top bath, separate shower and built-in wardrobes. The second bedroom suite also has ensuite bath and separate shower. Four further double bedrooms and two separate shower rooms. Top floor study area and access to attic space.

The Cellar comprises of four vaulted chambers, used as games rooms, gym, bar with seating area & stove, lockable wine store. From the kitchen courtyard there are brick store-rooms, secure kennel and a self-contained 1 bedroom annex with living kitchen, bedroom & shower. The separate brick pump house contains the air source heat pump for the pool.

The property was recently fully renovated including a new heating system and new roof, making the running costs much more efficient than usual for a property of this age and size.

Saddington Hall is situated on the edge of the popular village of Saddington which benefits from a church, public house incorporating farm shop. There is easy access to the neighbouring towns of Market Harborough, Leicester, Oakham, Uppingham and Oundle.

Rail facilities: Market Harborough (6.5 miles) direct service to London St Pancras in approximately 1 hour & Rugby (17 miles) with direct service to London Euston.

Road network: M1 Junction 20 Lutterworth, provides easy access to M6, M69 M42 and A14.

Airports: Birmingham International, East Midlands and London Luton.

Approximate Gross Internal Area = 588.81 sq m / 6337.89 sq ft

Annexe = 54.81 sq m / 589.96 sq ft

Total Area = 643.62 sq m / 6927.85 sq ft



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