

# OSPREY HOUSE

MEDBOURNE





Set within Homefield Close, an exclusive development in the heart of Medbourne, sits Osprey House, a beautifully crafted four bedroom home. Combining traditional ironstone with clean contemporary styling, Osprey House conveys timeless elegance from the moment you arrive.



## MAKE AN IMPRESSION

A light and bright, double height entrance hallway sets the tone as you step inside the front door. Hang coats up in the store to one side of the staircase before making your way to the heart of the home, the impressive, open-plan kitchen and breakfast room. Thoughtfully designed, the Shaker-style kitchen is fitted with elegant cabinetry, granite worktops and houses a full range of integrated appliances including Neff ovens, induction hob, dishwasher, fridge, freezer and wine cooler.

Triple glazed bifold doors create a seamless flow to the garden, making the space perfect for everyday family living, as well as entertaining family and friends.

A separate laundry room keeps the kitchen chores and clutter free, and offers side access, perfect for muddy boots and paws returning from country walks.



## RESPLENDENT RECEPTIONS

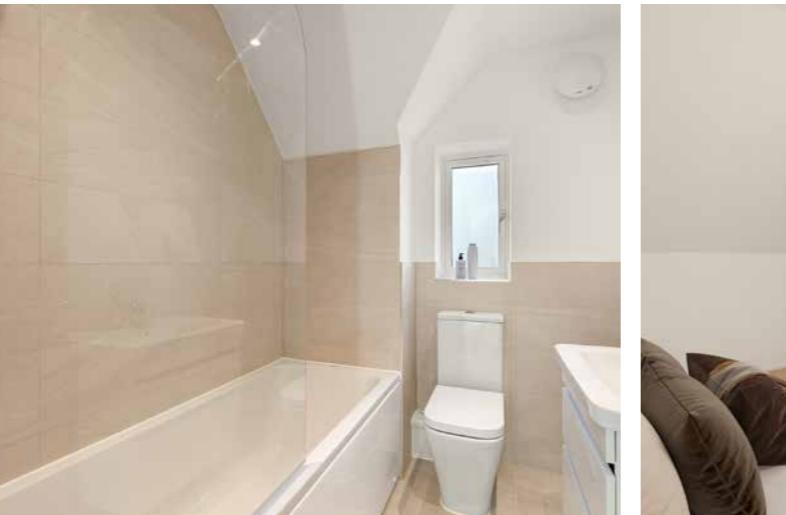
The triple aspect sitting room to one side of the entrance hallway is a warm and welcoming room, complete with logburning stove and stone surround – the perfect space for family film nights or catching up with a good book in front of the fire. A second reception room sits to the other side of the hallway, and could make a wonderful playroom, snug or home office.





## ROOM FOR ALL

Ascend the sweeping oak staircase to the first floor, where four beautiful bedrooms unfold. Each room is thoughtfully designed with bespoke fitted wardrobes and generous proportions, creating an atmosphere of comfort and calm. The luxurious principal suite and equally inviting guest bedroom both enjoy private en suite shower rooms, finished to an exceptional standard. Two further bedrooms are served by a sleek, contemporary family bathroom, offering style and practicality in perfect harmony.



## GARDEN DELIGHTS

The landscaped garden provides an inviting canvas for future planting and personalisation, fully enclosed for privacy and enjoyment. A rustic herringbone block-paved driveway leads to the detached double garage, providing plentiful parking. Above the garage, a versatile studio space offers endless possibilities – an inspiring home office, creative studio, or an elegant retreat for visiting guests.



## THE FINER DETAILS

Freehold  
Detached  
Constructed 2025  
10 year new build warranty  
Plot approx. 0.15 acre  
Management company fees apply  
Air source heat pump  
Underfloor heating to ground floor  
Mains electricity, water and sewage  
EV charging unit  
Harborough District Council, tax band TBC  
EPC rating B

Ground Floor: approx. 124.6 sq. metres (1,341.7 sq. feet)  
First Floor: approx. 108.1 sq. metres (1,163.3 sq. feet)  
Total Home: approx. 232.7 sq. metres (2,505 sq. feet)  
Garages: approx. 36.6 sq. metres (393.7 sq. feet)  
Studio: approx. 28.6 sq. metres (308.1 sq. feet)



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## VILLAGE LIFE

Embrace the good life in scenic, leafy Melbourne. Nestled in the undulating countryside of the Welland Valley, the ancient Roman village is perfectly located within easy reach of the historic towns of Market Harborough and Uppingham and offers so much; alongside its welcoming community there's a church with village hall, village stores and post office and the excellent Neville Arms Inn.

With families in mind, Bringhurst Primary School is nearby, which prides itself on its positive, nurturing environment, and renowned state and private education is available in Uppingham, Oakham and Stamford nearby.



## LOCAL DISTANCES

Market Harborough 7 miles (16 minutes)  
Uppingham 7 miles (5 minutes)  
Corby 8.5 miles (18 minutes)  
Leicester 19 miles (42 minutes)



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