



REDWING HOUSE

GREAT EASTON

A masterclass in contemporary country luxury: Redwing House is a newly built, intelligently designed home on the edge of the Welland Valley, offering five sumptuous double bedrooms, four deluxe bathrooms, and a layout conceived to flow effortlessly from intimate family moments to grand entertaining.

A GRAND ARRIVAL

Set behind electric gates, Redwing House introduces itself with quiet confidence. The sweeping block-paved and gravel driveway leads past lawns and planting beds to the imposing oak-framed entrance. To the side, a double garage and carport offer practical convenience, while above, a versatile one bedroom annexe hints at potential for guest accommodation or a private home office.





Light, Space and Flow

Flanked by full-height glazing, the solid oak front door invites you into a space suffused with light - a first glimpse of the craftsmanship and quality that awaits within.

Inside, underfloor-heated tiles create a cool, elegant base underfoot. The hallway arcs seamlessly through to the heart of the home - a breathtaking 42-foot open-plan living kitchen. Four sets of bi-fold doors fold away to connect directly with the garden, dissolving the boundaries between indoors and out. This is a space designed for modern living; bright, airy and endlessly adaptable. It is perfect for everything from relaxed family breakfasts to refined dinner parties.

The handmade Shaker-style kitchen anchors the space. Bespoke cabinetry topped with stone worktops, premium NEFF appliances - including an induction hob and range cooker - and a Quooker tap for boiling water instantly convey quality and utility. A large central island provides a natural gathering spot, while a walk-in pantry, laundry room and a generous boot room with access to the side of the home deliver practicality without compromise.





To the other side of the entrance hall, the light and bright sitting room offers a quieter ambience. A stone fireplace with an inset logburning stove is a warm and inviting focal point – the perfect spot to curl up with a book, soaking in the views of the garden and fields beyond through the large bay window.

A dedicated home office is ready for working and studying, and a downstairs cloakroom completes the ground floor layout.



Smart, Sustainable & Future-Ready

This is not just a home built to impress - it was built by the developers, Kaybee Developments, with the future in mind. A sophisticated Baulagic smart-home system gives you control over heating, lighting, blinds, curtains and the electric gates. The integration of solar panels with battery storage, an air source heat pump and a full Mechanical Ventilation Heat Recovery (MVHR) system, layered over high-level insulation, ensures energy efficiency, low running costs and a lighter carbon footprint. Redwing House is a home built not only for today, but for decades to come.





Boutique Retreats

A handmade oak staircase rises gently to a galleried landing, where full-height rear glazing frames serene countryside views - a calming prelude to the private quarters.

The principal suite defines understated luxury: a vaulted, A-frame glazed feature wall opens onto a private balcony, complemented by a Juliet balcony to the side, bathing the room in light and giving a beautiful sense of indoor-outdoor connection. A fully fitted walk-in wardrobe and a sumptuous en-suite - with a large walk-in shower, elegant wash basin, lavatory and heated towel rail - complete the retreat. Built-in air conditioning discreetly ensures comfort.





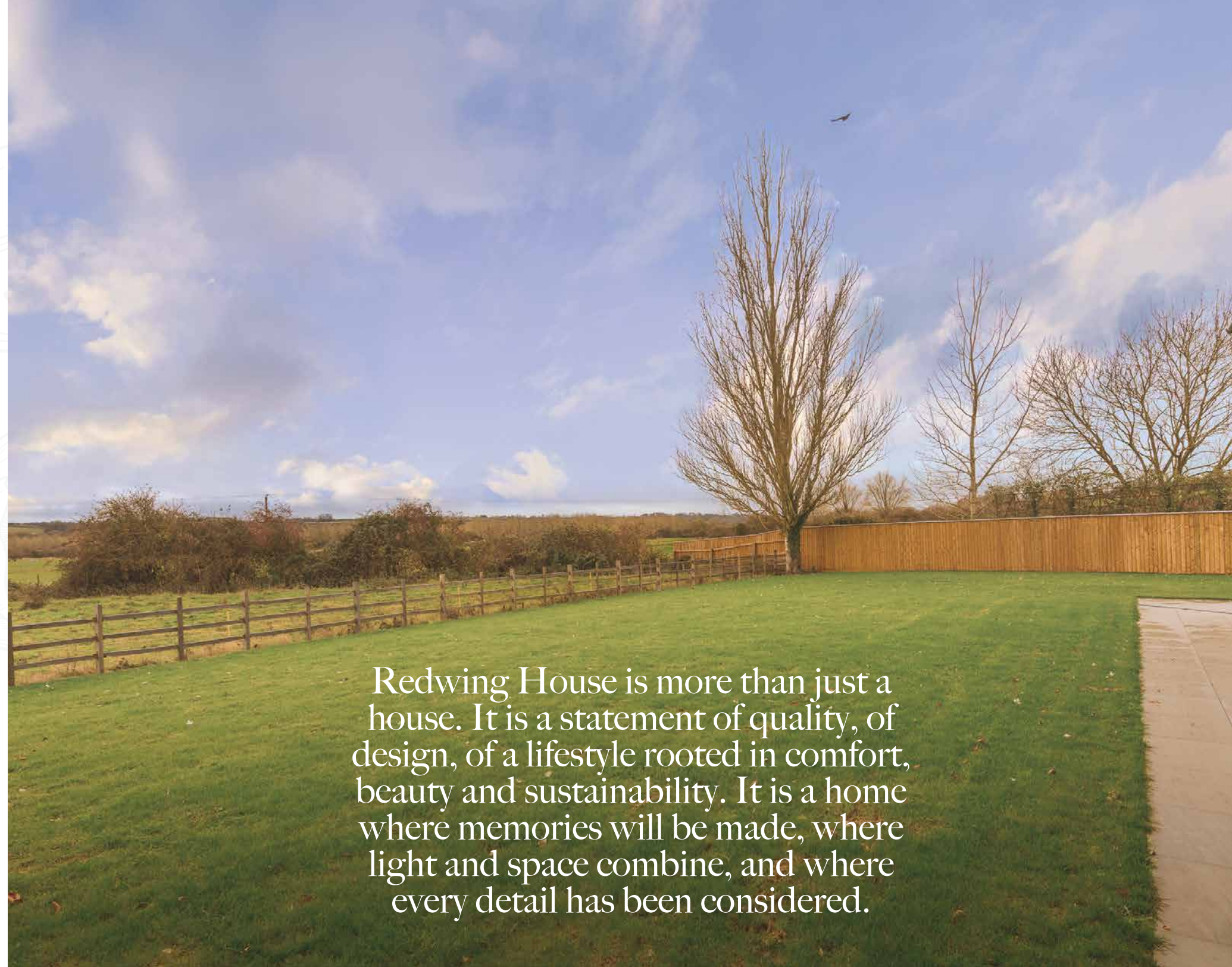
Four further double bedrooms await. One generous guest suite offers its own walk-in wardrobe and en suite shower room, a second enjoys its own en suite, while the remaining two are served by a family bathroom appointed with a freestanding bathtub, walk-in shower, wash basin, lavatory and heated towel rail.





Glorious Gardens

Redwing House sits within a generous, fully enclosed plot, offering both privacy and potential. A paved porcelain pathway leads from the front entrance around the side of the house to the rear garden - a securely fenced, lawned expanse that promises tranquillity and safety, and boasts beautiful views of the countryside beyond. A part-covered porcelain terrace adjoins the main living kitchen: ideal for seamless indoor/outdoor living from spring to autumn, and beyond. Practical touches - external power sockets and an outdoor tap - ensure the garden is as useable as it is peaceful.



Redwing House is more than just a house. It is a statement of quality, of design, of a lifestyle rooted in comfort, beauty and sustainability. It is a home where memories will be made, where light and space combine, and where every detail has been considered.

THE FINER DETAILS

- Freehold

Detached

Conservation area

Constructed 2025

10 Year New Build

Warranty with Advantage

Plot approx. 0.43 acre

Air source heat pump

Underfloor heating throughout
- Air conditioning to principal and guest suites and annexe

MVHR system

Mains electricity and water

Hot water loop system provides instance hot water

CCTV and alarm

Klargester sewage pumping station

Harborough District Council, tax band TBC

EPC rating A

Fully boarded loft with lighting

Ground Floor: approx. 159.2 sq. metres (1,714 sq. feet)
First Floor: approx. 169.6 sq. metres (1,825.1 sq. feet)
Total Home: approx. 328.8 sq. metres (3,539.1 sq. feet)
Garages & Carport: approx. 81.4 sq. metres (875.7 sq. feet)
Annexe: approx. 56.9 sq. metres (612.8 sq. feet)
Total Outbuildings: approx. 138.3 sq. metres (1,488.5 sq. feet)



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Countryside Charm, Village Ease

In the idyllic village of Great Easton, Redwing House offers the rare combination of peaceful rural charm and genuine convenience.

Step out and embrace the fantastic community feel this village is known for: perfect for families and home to Bringhurst Primary School, which prides itself on its positive, nurturing environment. For secondary education and above, renowned state and private education is available in Uppingham, Oakham and Stamford nearby.

The village is home to gastropub The Sun Inn, St Andrew's Church, a Post Office and village shop offering an all-encompassing grocery, newsagent and off licence.

For wider amenities, the market towns of Uppingham and Market Harborough are easily accessible - the latter giving a rail link to London St Pancras in under an hour.

Local Distances

- Uppingham 6 miles (13 minutes)
- Corby 6 miles (14 minutes)
- Kettering 12 miles (21 minutes)
- Market Harborough 11 miles (22 minutes)
- Oakham 12 miles (21 minutes)
- Stamford 16 miles (28 minutes)
- Leicester 22 miles (44 minutes)
- Peterborough 26 miles (42 minutes)



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