



THE OLD VICARAGE

GREAT BOWDEN, MARKET HARBOROUGH

**JAMES
SELICKS**
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The Old Vicarage

Great Bowden
Market Harborough

GUIDE PRICE: £920,000

A Grade II Listed former vicarage situated in the sought after village of Great Bowden offering views across countryside to front and side and retaining many original features which adds to the charm of this delightful property.

Spacious entrance hall | Four reception rooms | Refitted kitchen | Utility | Five bedrooms | Four bath/shower rooms | Double garage | Private rear gardens | Open views to the front | Close proximity to Market Harborough |

ACCOMMODATION

The property is entered through a timber front door into a spacious entrance hall with timber flooring and stairs rising to the first floor. Off the hallway are two reception rooms both with feature bay windows to the front elevation and open views beyond, beams to ceilings and feature fireplaces. A snug area also has feature beams to the ceiling, timber flooring and gives access to a superb rear entrance conservatory with built in cloaks cupboards, slate flooring and a partially glazed roof.

A recently refitted open plan dining kitchen has a wide range of bespoke solid oak cupboards with granite work surfaces over, double Belfast sink, integrated appliances include a dishwasher, fridge, Rangemaster cooker with canopy extractor hood over and an island unit. A spacious dining area has a partially glazed ceiling, beams to the ceiling, window to side elevation and double doors leading onto a spacious terrace and gardens beyond. Off the entrance hall is a rear lobby giving access to a further reception room, utility room and downstairs WC. Completing the ground floor accommodation are stairs leading to the cellar/media room.

Stairs rise to the first floor accommodation with a landing having dual aspect windows, loft access, a built in double full height airing cupboard and WC. The master bedroom has a range of built in wardrobes and an en-suite bathroom with corner bath with shower over, WC and his and hers wash hand basins. There are four further bedrooms, two benefitting from en-suite shower rooms. Completing the accommodation is a family bathroom with three piece suite.

OUTSIDE

The property enjoys views over open countryside to the front, a double timber gate to the side leads to a gravelled driveway which offers parking for numerous vehicles which in turn leads to a detached double garage for two cars. The front of the property has well stocked herbaceous borders.

The charming walled rear garden is principally laid to lawn with well stocked borders boasting productive fruit trees and shrubs, wooden pergola and a spacious block paved patio provides for all outdoor entertaining and is positioned to take full advantage of this delightful garden.

LOCATION

Great Bowden is one of the highly sought after villages within the county both by virtue of the quality housing stock and strong community spirit, good local amenities include a parish church, post office, village store, public house and primary schooling.

The nearby town of Market Harborough provides a wide range of shopping, leisure, education and recreational facilities with a mainline train service giving access to London St. Pancras in little over an hour.

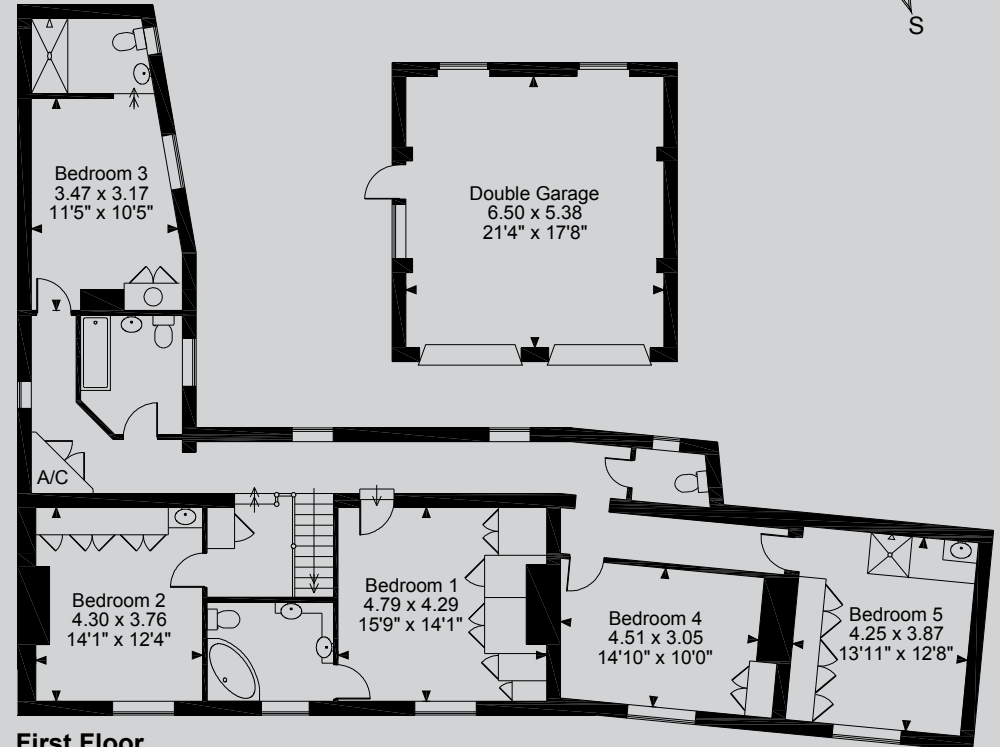
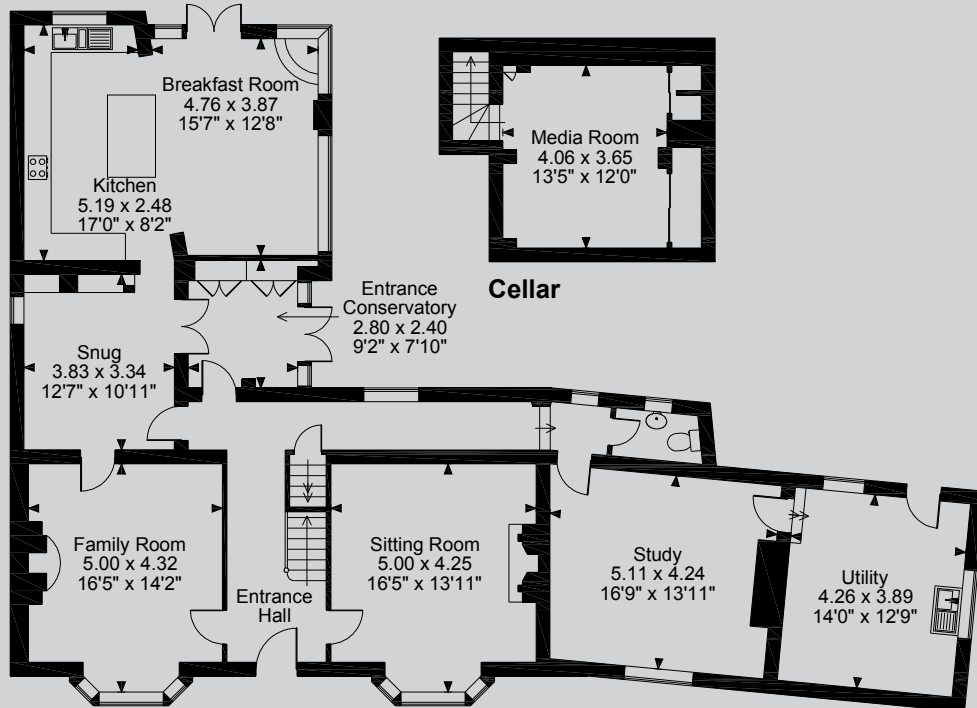
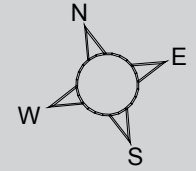
DIRECTIONAL NOTE

From Market Harborough proceed along St Mary's Road then Rockingham Road, at the roundabout take the first exit signposted Great Bowden. On passing over the bridge the property may be found on the right hand side as indicated by our agents for sale board.





Approximate Gross Internal Area
 Main House = 3485 Sq Ft/324 Sq M
 Garage = 377 Sq Ft/35 Sq M
 Total = 3862 Sq Ft/359 Sq M



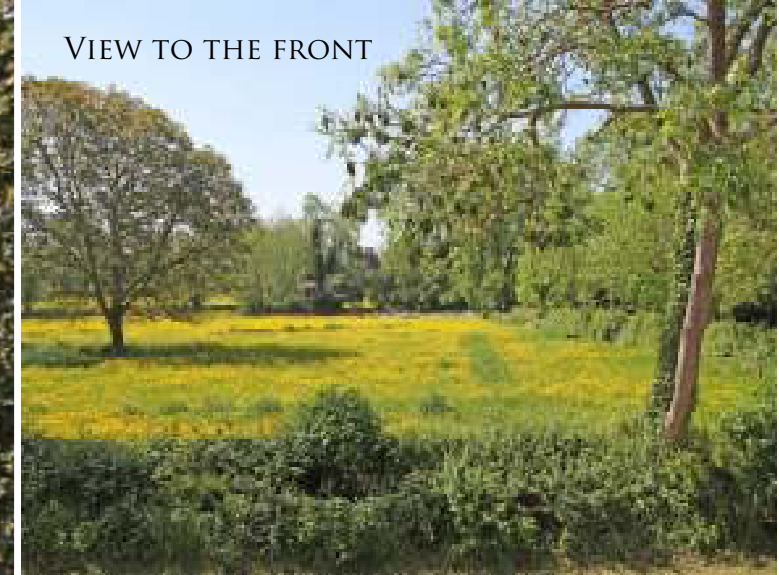
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The position & size of doors, windows, appliances and other features are approximate only.

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VIEW TO THE FRONT



www.james sellicks.com

Market Harborough Office
 13 Church Street
 Market Harborough LE16 7AA
 01858 410008
mh@james sellicks.com

Leicester Office
 0116 285 4554

Oakham Office
 01572 724437



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Measurements and Other Information
 All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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