



INTWOOD HOUSE
GAULBY, LEICESTERSHIRE

**JAMES
SELICKS**
ESTATE AGENTS & CHARTERED SURVEYORS



Intwood House

Gaulby Leicestershire

GUIDE PRICE: £1,100,000

Intwood House is an exceptional modern village home, designed in a traditional style and sitting in the centre of a superb plot of 1.7 acres including a paddock with outstanding long distant views over rolling countryside.

Double glazing into timber frames | Underfloor heating to the ground floor | Well-arranged accommodation | Delightfully presented | Five bedrooms | Two bath/shower rooms with underfloor heating | Three reception rooms | Exceptional location

ACCOMMODATION

The accommodation is accessed through an entrance hall with Amtico flooring with staircase and cloakroom off. Two sets of double doors give access to both the sitting room and dining room, both with dual aspect windows providing long distant views towards Kings Norton's church and beyond. Both these rooms offer hardwood flooring, oak skirting and deep coved cornicing.

The kitchen and adjacent living areas provide an ideal environment for entertaining and enjoying views over the formal gardens, paddock and countryside. The kitchen area is superbly fitted by modern high gloss cabinetry with polished granite preparation surfaces and an excellent range of appliances including a Miele wine cooler, Miele oven, Neff induction hob and Miele coffee machine and Miele combination and microwave oven. There are ample pan drawers and an integrated dishwasher.

The open plan family room to the rear has French windows to the rear terrace and access to the garden. A secondary sitting area has Velux roof lights and French doors to the front provides access to a utility room and back door and direct access into the garage.

A staircase and landing gives access to all first floor accommodation. The master bedroom has amazing views of countryside and farmland towards King Norton. It has a walk in dressing room and luxury en-suite shower room. There are four further bedrooms, all with built in wardrobes. The guest bedroom has a high quality refitted shower room and an additional family bathroom has a four piece suite including a shower enclosure and a bath.

OUTSIDE

Intwood House is approached via electric hard wooden gates with video telephone entry system to a long private gravelled driveway which leads to an extensive forecourt providing an enormous amount of car standing space and access to a double garage. Intwood House sits in the centre of a superb plot comprising formal gardens mainly laid to lawn with stocked shrub and herbaceous borders, an ornamental pond and a variety of outbuildings. The views particularly from the first floor are outstanding providing long distant views over some of the county's most attractive countryside and villages. There is a paddock of approximately one acre enclosed by post and rail fencing and beech hedging. The plot in total comprises approximately 1.7 acres.

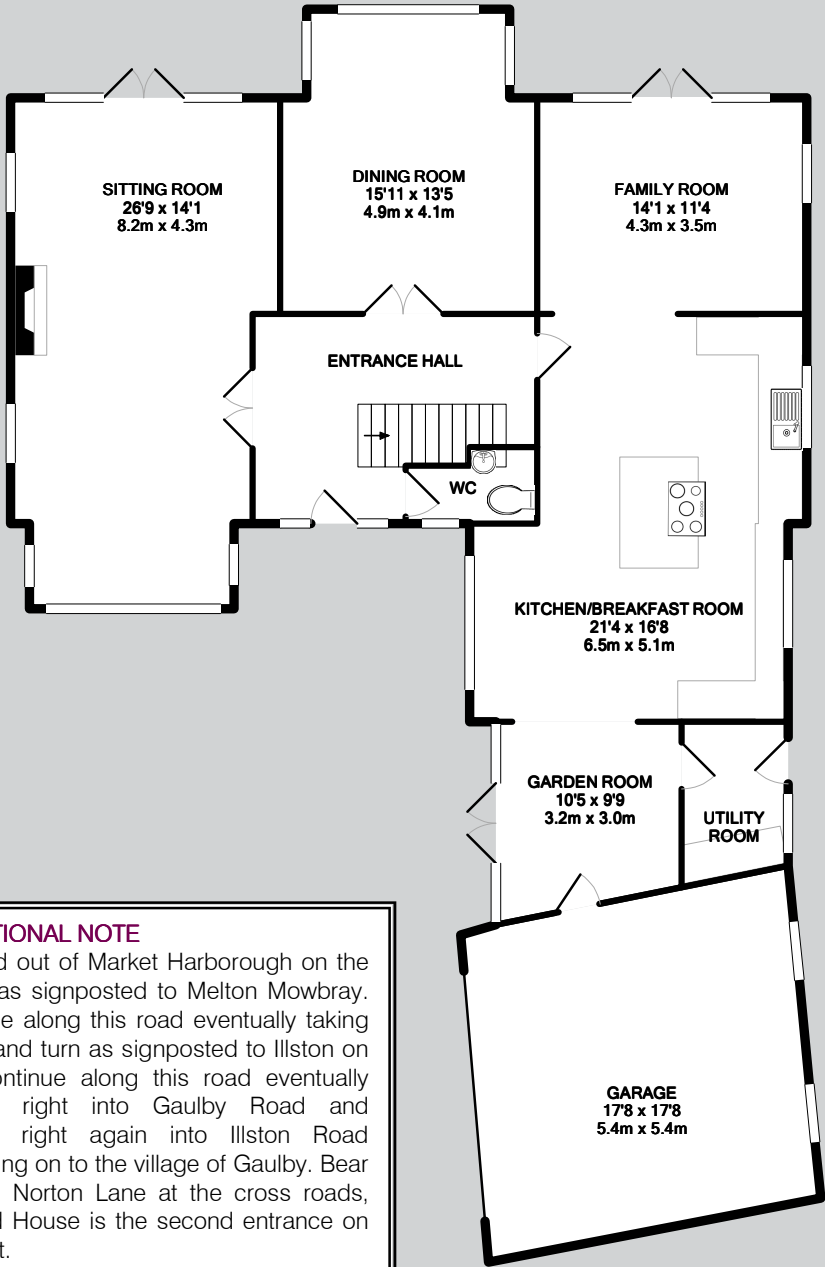
LOCATION

Gaulby is an unspoilt south Leicestershire village, centred around an historic parish church and a variety of high quality period and modern homes. The village is exceptionally well positioned for ease of access to Leicester city centre some seven miles distant, Leicester Grammar and Stoneygate Schools five miles distant and the neighbouring village of Billesdon some two miles distant offers a popular primary school, dr's surgery, village shop, public houses and post office. Further afield, Gaulby is equal distance between the market towns at Oakham, Uppingham and Market Harborough, with the latter providing mainline rail access to London St Pancras in approximately one hour.

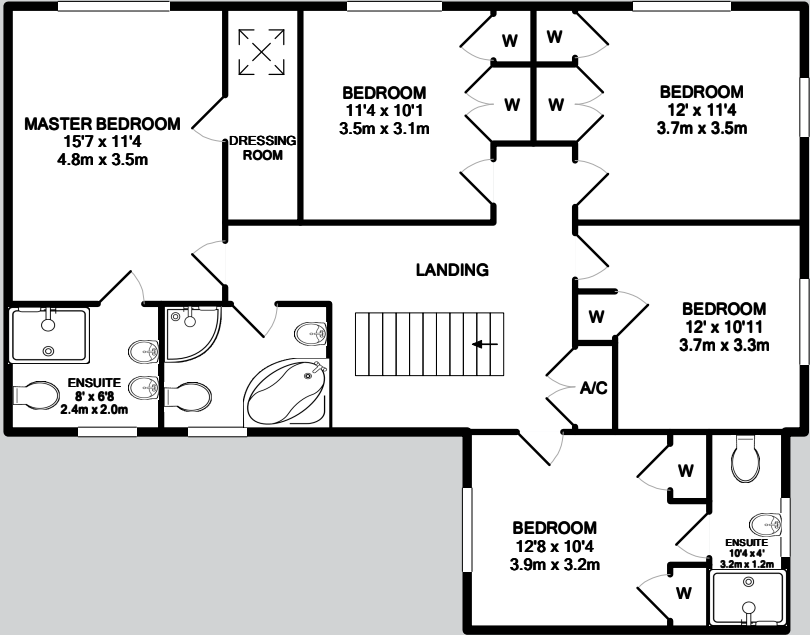
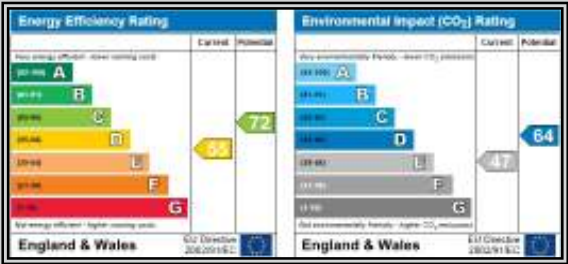




Total approximate floor area = 254.8 Sq. M / 2742 Sq. Ft
 Measurements are approximate. Not to scale. For illustrative purposes only.



GROUND FLOOR



1ST FLOOR

DIRECTIONAL NOTE
 Proceed out of Market Harborough on the B6047 as signposted to Melton Mowbray. Continue along this road eventually taking a left hand turn as signposted to Illston on Hill. Continue along this road eventually bearing right into Gaulby Road and bearing right again into Illston Road continuing on to the village of Gaulby. Bear left into Norton Lane at the cross roads, Intwood House is the second entrance on the right.

Made with Metropix ©2017



www.jamesellicks.com

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

Leicester Office
 0116 285 4554

Oakham Office
 01572 724437



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
- 2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.
- 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.