



HUNTING LODGE MEWS, HIGH STREET

COTTINGHAM, MARKET HARBOROUGH

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Ashton House, 2 Hunting Lodge
Mews, High Street
Cottingham, Market Harborough,
Leicestershire LE16 8YN

Remarkable and deceptive are not adequate descriptions for this incredible home, unique in the writer's 35-year experience. A fascinating opportunity comprising the best advantages of a house with the convenience, security and community of apartment living.

- Sensational village home
- Ideal "lock up and leave"
- Meticulous accommodation
- Triple garaging
- Exquisite garden and entertaining area
- Superb accommodation over two floors extending to 2635 SQ FT
- Highly specified kitchens and bathrooms
- Three double bedrooms
- Delightful open plan sitting room
- EPC - B

ACCOMMODATION

The house provides supremely specified accommodation, a magical garden, garaging for three cars and a meticulous specification and presentation rarely seen to this standard. Ashton House has two principal access points, through a large communal entrance hall and a separate independent private entrance to the side, if preferred. The property has gas centrally heated, with electric underfloor heating to the kitchen and utility areas. The communal entrance hall is generous and leads through to the main accommodation comprising an entrance hall with staircase off, a very useful room currently used as a store but could arguably provide a study or similar. The open plan sitting room is delightfully proportioned, with some exquisite architectural finishes including a modern designer fire piece, feature walls and doors to the superb garden. The kitchen has an array of high quality appliances including twin Neff electric ovens, a warming drawer and microwave, full height fridge, separate freezer, hot water taps, dishwasher, a Smeg hob with extractor, fantastic array of drawers and cupboards, and Caesar stone preparation surfaces.

The first floor offers three exquisite double bedrooms, the master with a dressing room and en-suite and a separate high specification principal bathroom.

OUTSIDE

Outside is a secure, entirely private courtyard garden with twin oversized sun parasols, terracing, hot tub and fire pit. Specially designed lighting provides a lovely atmosphere after dusk. To the front of the property is car parking for the development and a communal garden area. Immediately on the left hand side of the entrance is a triple bay open garage with store room off

LOCATION

Cottingham is a popular Welland Valley village on the border of Leicestershire and Northamptonshire, providing a strong local community with excellent amenities including two public houses with restaurants, a village store & coffee house, a well-supported parish church dating back to the 1300's and a village hall shared with the neighbouring village of Middleton. A pre-school can be found in Middleton and a primary school in Cottingham itself. The village is equidistant to the lovely market towns of Uppingham to the north and Market Harborough to the west, both providing a range of boutique shops, cafes, bars and restaurants, with various farmers markets. Recreational facilities in the area are excellent and as well as all country pursuits that can be enjoyed in the surrounding countryside, with a cycling club in Middleton village, Rutland Water close by for water and East Carlton Country Park is excellent for dog walking and country walks.

DIRECTIONAL NOTE

Proceed out of Market Harborough on the St. Marys Road eventually becoming Rockingham Road, taking the third exit at the roundabout at the A6 intersection into Harborough Road as signposted to Corby. Continue along this road; where at East Carlton take the second left hand turn to the B670, bearing left into the village of Middleton and onto Main Street. Continue into Cottingham where you take a right hand turn into High Street where the property may be found on the right hand side, as identified by our for sale board.



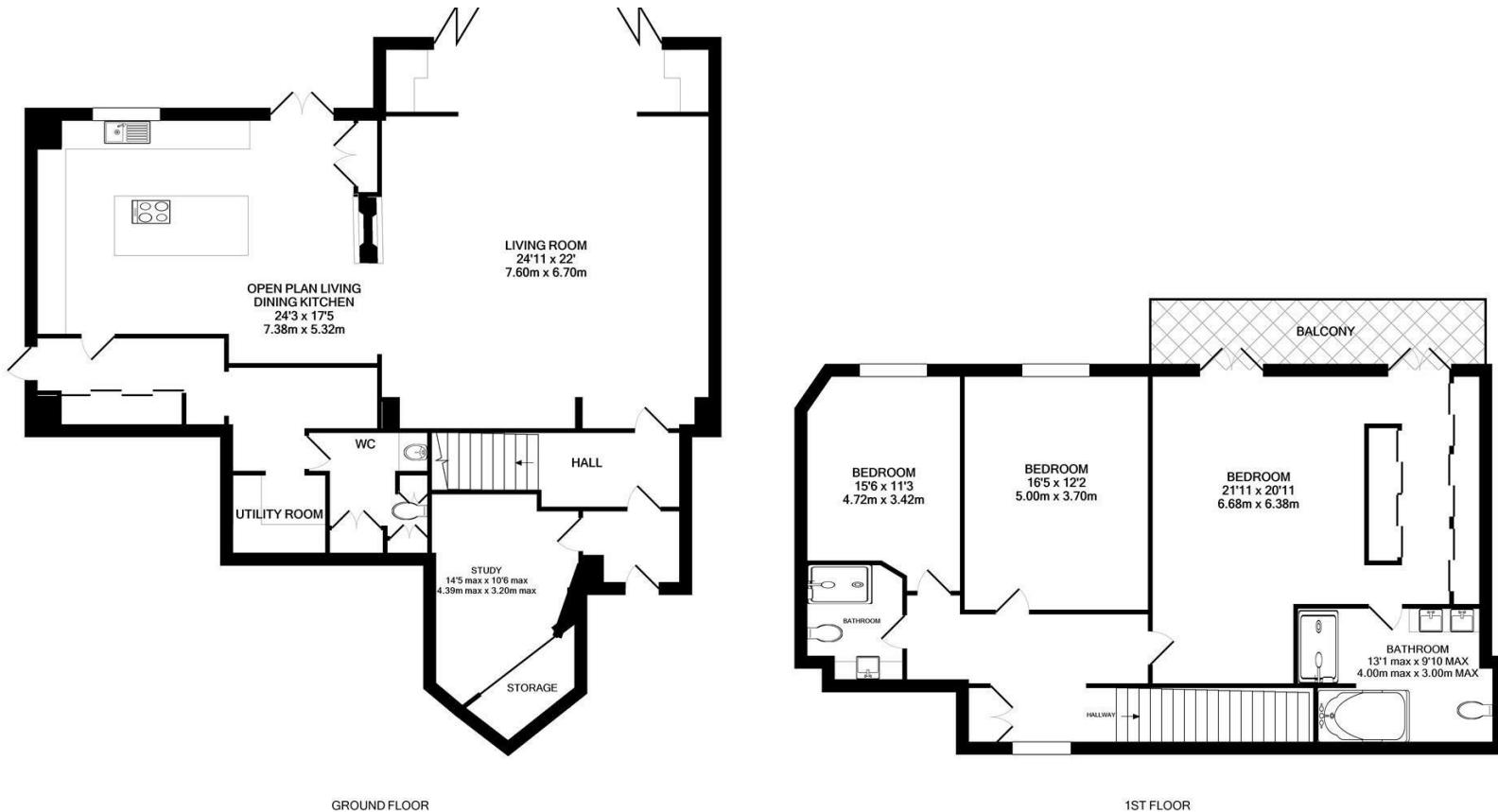


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Market Harborough, Leicestershire, LE16 8YN

Total Approx Gross Internal Floor Area 2635.00 sq ft

Measurements are approximate. Not to scale. For illustrative purposes only.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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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.