



Silver Birches

53 The Woodlands,
Market Harborough,
Leicestershire LE16 7BW

A contemporary house in one of the most prestigious positions in Market Harborough with extensive landscaped gardens, an annexe and canal frontage to the Grand Union Canal with mooring rights

Entrance hallway | Drawing room with conservatory | Study | Kitchen/breakfast room Snug | Utility | 2 cloakrooms | Principal bedroom with ensuite bathroom | Three further bedrooms with ensuite bathrooms | WC | EPC rating D

Electric gates and driveway with parking and double garage | Storeroom | First floor annexe with bedroom, sitting area, kitchen and bathroom | Gardens and grounds Canal frontage with mooring

In all about 0.75 acres

The property

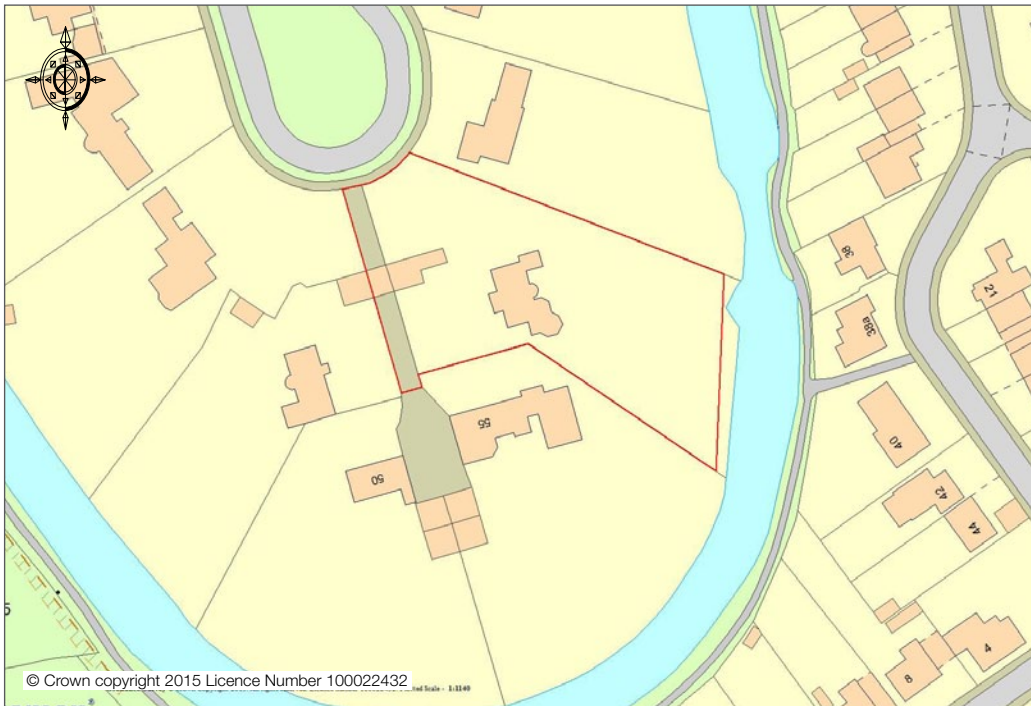
Silver Birches is a striking contemporary detached house set at the end of the prestigious Woodlands development. The house sits behind electric gates and its driveway leads past a beautiful oak tree on the lawn which frames the house. The driveway curves to the west side of the house where there is a central roundel and parking for several cars. The house is brick built with a tile roof and an entrance portico leads to a spacious entrance hall.

Within the hall, to the right is a large drawing room with oak flooring, a central log burner and, to the south and east sides, a conservatory, which overlooks the garden. Directly ahead, when entering the hall, is a study with a bay window and built in bookcases. To the left is a cloakroom and the kitchen breakfast room is beyond with a stunning bespoke Shortlands kitchen which has granite worktops, oak units, a built-in Smeg fridge/freezer, twin Miele ovens and a bar area as well as a dining area and snug. The latter leads through to a sitting room. This whole area has recently been re-floored with beautiful bamboo flooring. Running from the kitchen is a utility room and second cloakroom.

On the first floor, there is a luxurious principal suite which runs the width of the house. This has oak flooring and extensive dressing areas with inbuilt storage as well as a stunning ensuite bathroom with Villeroy and Boch units. There are a further three bedrooms, each with built in cupboards and ensembles as well as a separate WC.

Externally, the gardens and grounds wrap around the house. To the western side of the house there is a double garage with a storeroom, and between these stairs lead to a first floor annexe. The annexe is open plan with a kitchen/dining area, a sitting area and bedroom beyond as well as a separate bathroom. The main garden, which runs to the east of the house, has been extensively landscaped and is mainly set to lawn with mature trees on the perimeter providing privacy and a frame to the exquisite features which include a central pond with bridge and a summerhouse. The eastern boundary is ultimately bordered by the Grand Union Canal where there is a paved mooring platform.





Location

The Woodlands lies on the north-west side of Market Harborough and is acknowledged to be one of the most prestigious locations in town. It is bordered by the Grand Union Canal and offers unfettered access into town as well as easy approach to Leicester.

Market Harborough is a vibrant market town with a population of circa 20,000, which offers a wide range of amenities, including stylish independent shops, a choice of good restaurants and a theatre. The town offers a full range of state education, whilst there are additionally several well-regarded Prep and Independent schools nearby.

Communications from Market Harborough are excellent. The property is just a short drive from Market Harborough's mainline railway station, from which there are regular commuter services to London St Pancras in about an hour, whilst J20 of the M1 lies 13 miles west and the A14 7 miles south.

General

Method of Sale: The property is offered for sale Freehold by private treaty.

Services: Mains water, electricity, gas and drainage are connected. Mains gas central heating.

Local Authority: Harborough District Council
T: 01858 82 82 82

Tax Band: G

Rights of way, etc: The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

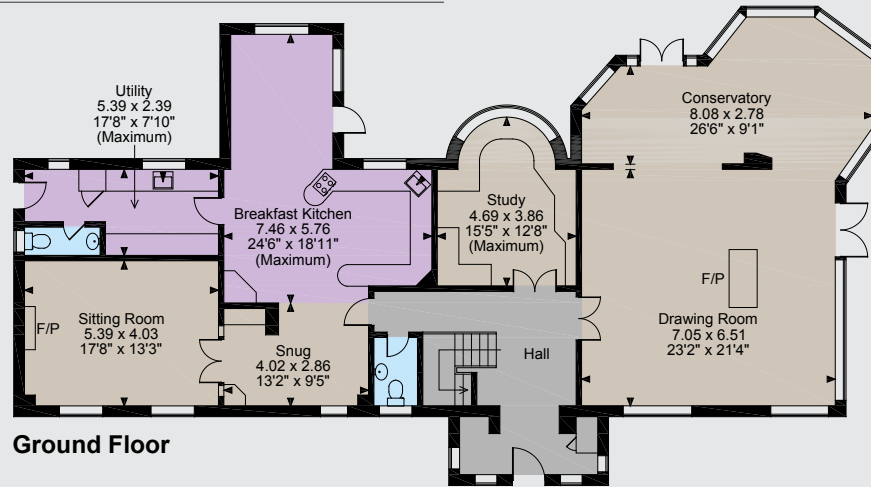
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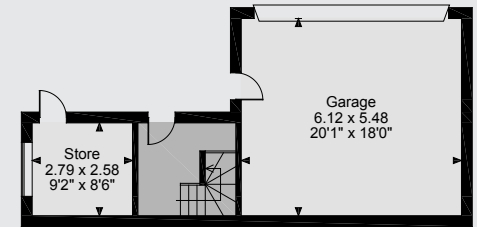




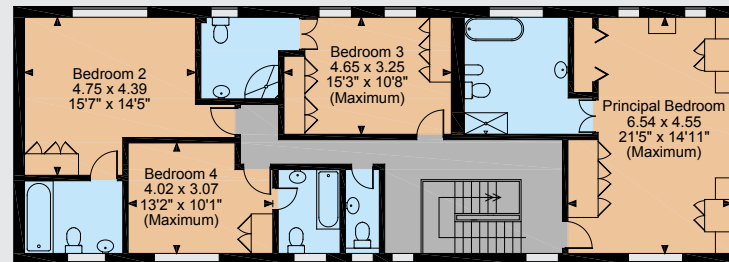
Floorplans
Main House internal area 4,071 sq ft (378 sq m)
Garage internal area 361 sq ft (34 sq m)
Annexe internal area 76 sq ft (7 sq m)
Store internal area 77 sq ft (7 sq m)
 For identification purposes only.



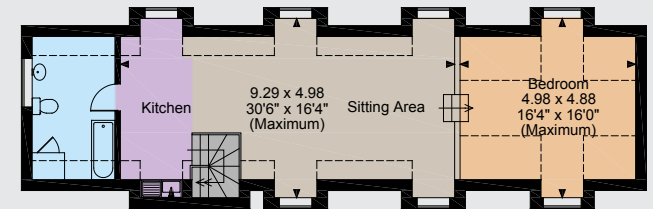
Ground Floor



Annexe Ground Floor



First Floor



Annexe First Floor

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

□ □ □ □ Denotes restricted head height

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Directions

Take the B6047 north out of Market Harborough. As you pass St Luke's Hospital on your right, take the next left hand turn taking, almost immediately, another left turn into The Woodlands. Follow this road directly ahead and it will eventually open out into a green on the right. At the end of the green there is a lamp post with a corner pillar behind it and an archway ahead. Turn left before the arch and the metal gates to Silver Birches are directly ahead.

Market Harborough

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