

GREEN LODGE

GREAT BOWDEN, MARKET HARBOROUGH



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Warm, welcoming and with an abundance of space and character, Green Lodge is the consummate family home. With over 4,500 Sq. Ft of accommodation, six bedrooms and set in a prominent position in the heart of the village, giving close access to Market Harborough town centre and rail station, could this be your next dream home?

Prominent country home | Over 4,500 Sq. Ft of luxury living space | Three reception rooms | Study, cellar and guest cloakroom | 35ft open plan living kitchen | Six bedrooms | Principal bedroom with dressing room and ensuite | Bathroom and Shower room | Landscaped gardens | Convenient for mainline rail |

ACCOMMODATION

Take in the charm and splendour of this handsome home as you come through the electric gates on to the sweeping gravelled drive. Green Lodge offers luxury throughout to include handpicked marble from Spain and Italy. The canopied porch leads you into a welcoming reception hall with a grand staircase. To your right is the study, tucked away discreetly, a guest cloakroom and on the left through a glazed door is the formal dining room. Bathed in natural light by virtue of the south-facing bay window and benefitting from a large open fireplace and a high ceiling, it is ideal for entertaining in style. The drawing room feels spacious yet cosy, with an open fireplace and another large bay window.

The open plan living dining kitchen spans some 35ft and has bi-fold doors out on to the extensive patio terrace, is the hub of activity and heart of this splendid home. Fitted with Porcelanosa contemporary units and an extensive central island with breakfast bar, there is ample storage and space to prepare food and entertain in a show-stopping space. Integrated Miele appliances include a double oven, warming drawers, steamer, microwave, dishwasher, and a hob with rise and fall extractor hood. There is space for an American style fridge/freezer and further storage units to the utility room in the corner. A further sitting room enjoys views over the garden beyond with a modern fireplace providing a lovely focal point.

Upstairs there are three bedrooms and a shower room to the first floor, with the principal bedroom benefitting from a dressing room and ensuite shower room. The second floor features a further three double bedrooms and family bathroom with separate cloakroom. There is also access out to a sun terrace from the first floor landing and a further balcony from the principal and guest bedrooms.

OUTSIDE

A sweeping gravelled drive accessed via two sets of electric gates provides ample parking while the mature garden to the rear has been landscaped to provide a private secure space for your family to enjoy. An extensive paved patio terrace wraps the rear elevations with steps up to the large lawn. To the side is a timber decked terrace with pergola over, ideal for al fresco dining.

LOCATION

Great Bowden is one of the most 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 and primary school. There is a selection of places to eat and dine with two gastro public houses, the Shoulder of Mutton and Red Lion both recently renovated and upgraded and very popular amongst villagers and people who visit. In addition, there are two cafes, the renowned Bowden Stores which also has a gift shop and Weltons Deli which has a post office and shop, as well as a café.

The nearby town of Market Harborough provides a wide range of shopping, leisure, education and recreational facilities with a mainline train service within convenient walking distance, giving access to London St. Pancras in under an hour. Schooling is well catered for in both the state and private sector. Of particular note are Uppingham School, Oakham School, Stoneysgate School, Leicester Grammar the latter two both in Great Glen.

DIRECTIONAL NOTE

From Market Harborough town centre proceed along St Marys Road turning left into Station Road towards Great Bowden. Upon entering the village turn right at The Green by Welton's Deli into Dingley Road and first left into Sutton Road where the property can be found on the left-hand side.

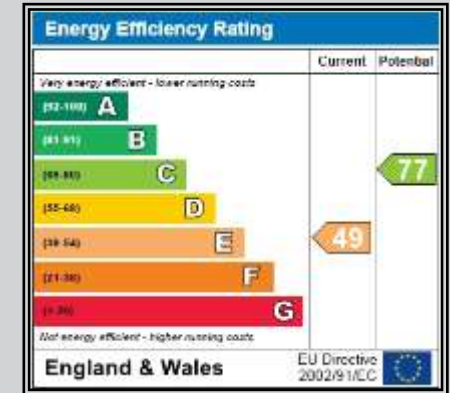
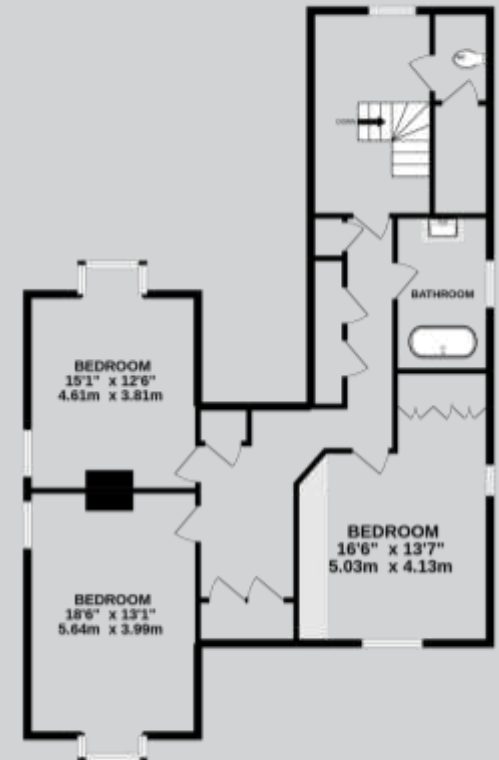
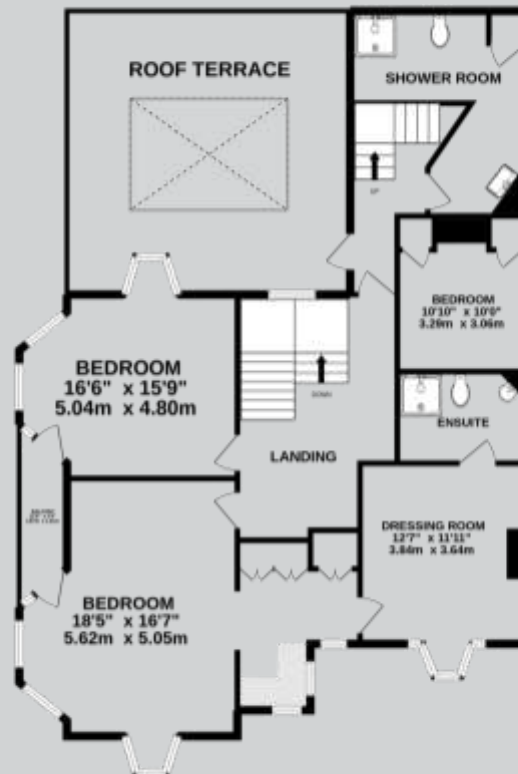




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Total Approx. Gross Internal Floor Area = 412 Sq. M – 4435 Sq. Ft

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





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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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