



ORCHARD HOUSE

FOXTON, MARKET HARBOURGH



KING WEST



KING WEST

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A distinguished and exceptionally presented village residence, built in 2005, offering generous accommodation, refined interiors, and a highly desirable position in Foxton.

Orchard House

40 Swingbridge Street, Foxton, Market Harborough, LE16 7RH

Market Harborough 4 miles (with HST to St Pancras International),
Leicester 13 miles (with HST to St Pancras International). (All distances approximate)

- Built in 2005 and meticulously maintained
- Quiet, sought after village location
- Bespoke Kitchen with Orangery
- Elegant Sitting Room
- Dining Room
- Utility Room & Cloakroom, Separate WC
- Six Bedrooms including Four with Ensuite
- Gravelled Parking & Double Garage
- Mature West Facing Landscaped Garden

Orchard House is situated on one of the most sought-after village lanes in the popular south Leicestershire village of Foxton.

Situation

Orchard House is situated on one of the most sought-after village lanes in the popular south Leicestershire village of Foxton. The area is well known for its scenic quality and Foxton Locks that are located nearby. It has 2 public houses, a Parish church, village hall, nursery, primary school and tennis club. The town of Market Harborough is set some four miles away to the south and contains a good range of everyday shopping facilities, together with a commercial centre, theatre, leisure centre and golf club. The city of Leicester to the north provides a more extensive array of commercial, shopping and leisure facilities.

Communications to the area are excellent. With good links to Leicester, Peterborough, and Kettering. The A14 is set some fourteen miles to the south and the M1 is available at Junctions 20 and 21 to the west. A mainline rail service connects with London St Pancras from Market Harborough in just over the hour. Sporting and recreational activities are also well catered for in the area. Golf at Leicester and Market Harborough. Water sports, including sailing and fishing, on Rutland Water, near Oakham and fishing on Eyebrook Reservoir near Uppingham. Educational establishments nearby are renowned with preparatory and primary education at Foxton, Bringham, Leicester Grammar, Oakham and Stamford, whilst secondary education is available at Market Harborough, Uppingham, Oakham, Stamford, Oundle and Leicester Grammar.

The Property

Orchard House, 40 Swingbridge Street is designed for both modern living and elegant entertaining, with spacious, light-filled living areas and Karndean flooring throughout the hall, dining room and kitchen. At its centre, a bespoke Harborough Kitchen features a central island with granite work surfaces, a range of integrated appliances, and a traditional 2 oven gas Aga with a 2 electric oven and gas hob companion cooker. An orangery-style seating area with the benefit of under floor heating within the kitchen opens seamlessly onto the garden, creating a bright and inviting space for daily living and entertaining. A well-appointed utility room with granite work surfaces, space for appliances, and side access provides practicality without compromising style. The immaculately presented and well proportioned dining room offers an ideal entertaining space, with double opening doors to the orangery further enhancing its versatility.

The sitting room is sophisticated and light filled yet welcoming, enhanced by solid oak flooring and an inset feature fire with direct access to the garden terrace, connecting internal and external living with ease, while a cloakroom and separate WC completes the ground-floor accommodation. Additionally, a ground-floor double bedroom with en-suite bathroom with shower and separate bath offers flexible accommodation suitable for guests or multi-generational living and benefits from an additional room presently used for storage which could be easily converted into a kitchenette. The first floor is equally refined. The spacious and light principal bedroom enjoys a double aspect and an en-suite bathroom with the benefit of under floor heating, walk-in shower, and separate bath. There are two further double bedrooms, both with en-suite shower rooms, two additional bedrooms, one presently used as a dressing room and the other presently used as a study, providing versatile options for family, work, or leisure.

Outside

Externally, the property combines elegance and functionality. Part cobbled and gravel driveway leads to a double garage with electric up-and-over doors, with side access to the rear garden via a gate. The rear garden is private and meticulously landscaped, featuring a patio, gravelled path to a summer house, large lawn, mature trees, and well-stocked borders, providing a serene and secure outdoor space for entertaining and relaxation.

General Remarks

Viewing

The property may only be inspected by prior arrangement through King West. 01858 435970.

Services

None of the services have been tested by the agents.

Local Authority

Harborough District Council

Council Tax Band

Council Tax Band G

EPC Rating

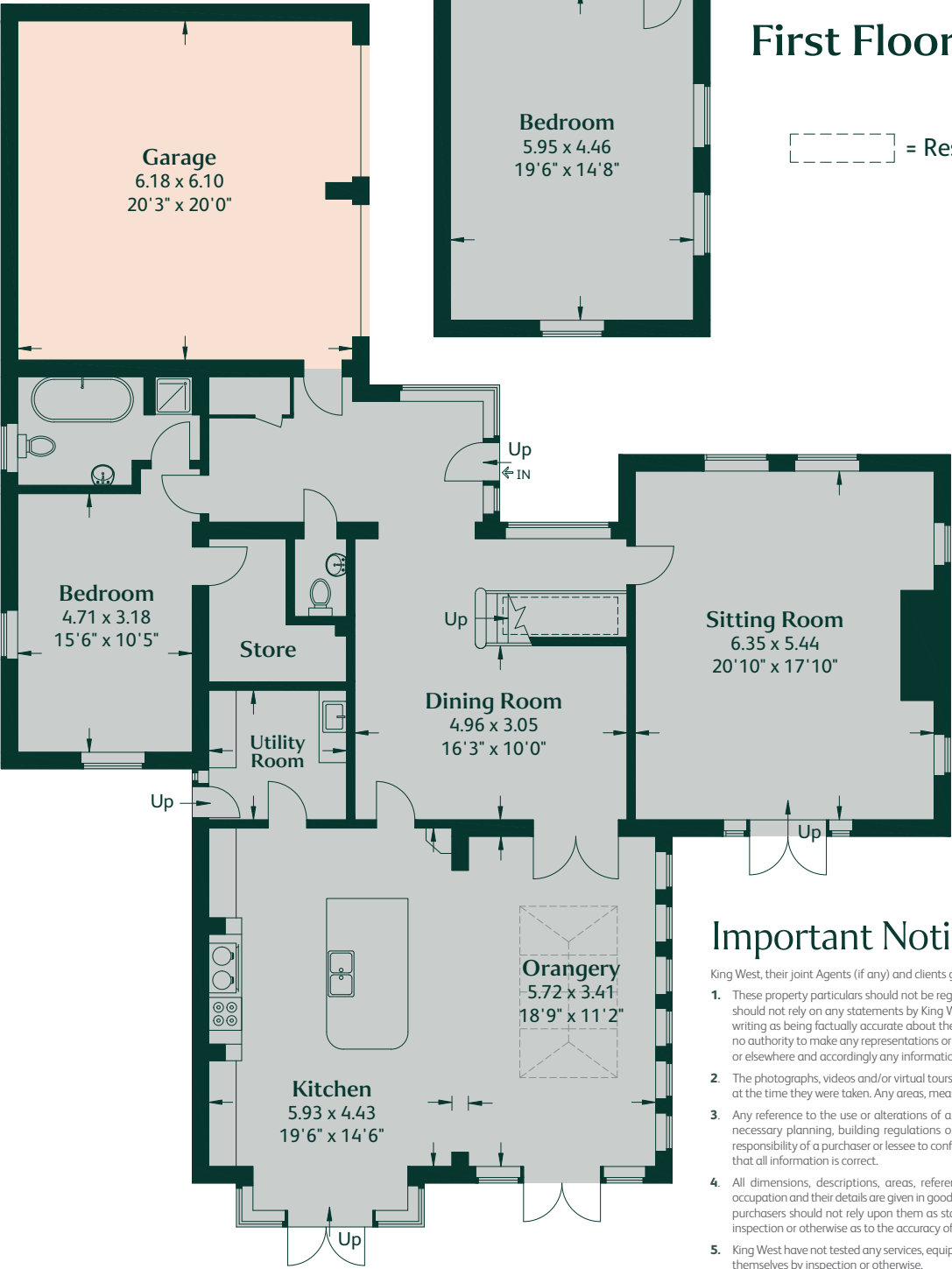
EPC C





Floorplans

Approximate Gross Internal Area
Main House = 277.30 sq m / 2984.83 sq ft
Garage = 37.70 sq m / 405.79 sq ft
Total Area = 315.0 sq m / 3390.62 sq ft



[Dashed Box] = Restricted Head Height

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