



BRIDGE HOUSE

FOXTON, LEICESTERSHIRE



KING WEST



KING WEST

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An impressive six-bedroom detached family home with a triple garage, set behind private gates in one of Foxton's most desirable village locations.

Bridge House

55 Swingbridge Street, Foxton, Leicestershire, LE16 7RH

- Detached family residence
- Approximately 3,166 sq ft of living accommodation
- Detached triple garage
- Six bedrooms
- Three reception rooms
- Large open-plan kitchen and breakfast room
- Utility room
- Principal suite with walk-in dressing room
- Extensive driveway with private gates
- Private mature gardens bordering fields

The house has been thoughtfully designed with an emphasis on natural light and connectivity between the principal living spaces.

The Situation

Bridge 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 two 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, Bringhurst, Leicester Grammar, Oakham and Stamford, whilst secondary education is available at Market Harborough, Uppingham, Oakham, Stamford, Oundle and Leicester Grammar.

The Property

Occupying an established and private position behind private gates, this handsome detached family home offers exceptionally well-balanced accommodation arranged over three floors. Built in a traditional style, the property combines generous reception space with practical family living, complemented by mature gardens, extensive parking and a substantial detached triple garage.

The house has been thoughtfully designed with an emphasis on natural light and connectivity between the principal living spaces, while retaining a number of separate reception rooms that provide flexibility for both entertaining and home working.

The reception hall provides an impressive introduction to the house, leading to three well-proportioned reception rooms comprising a sitting room, formal dining room and study.

Positioned across the rear of the property, the kitchen and breakfast room forms the focal point of the home, offering excellent space for informal dining and everyday family life with direct access to the terrace and gardens beyond. A separate utility room provides additional practicality.

The bedroom accommodation is arranged across the first and second floors. The principal bedroom benefits from a walk-in dressing room, whilst five further bedrooms provide versatile accommodation suitable for family, guests or home working.

Outside

The property is approached via private gates opening onto a generous block-paved driveway, providing ample parking and access to the detached triple garage.

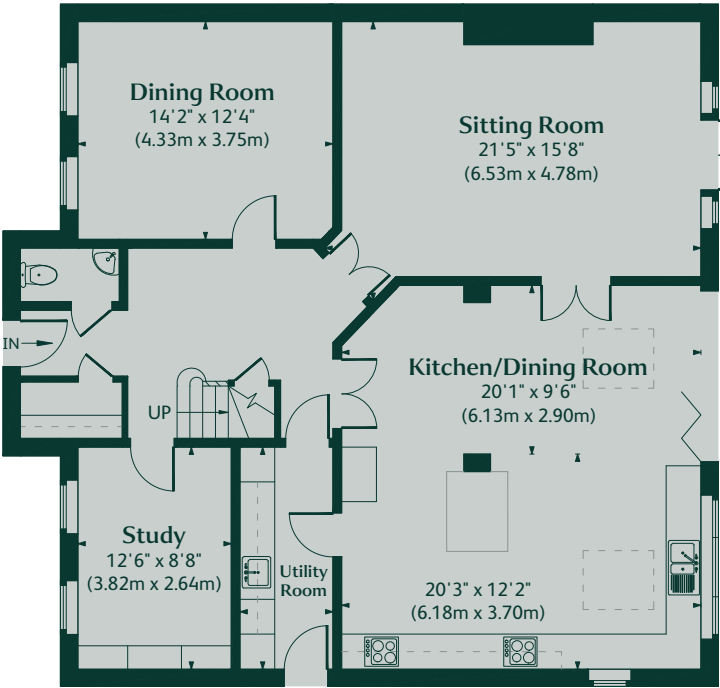
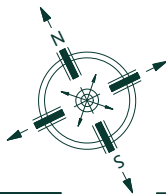
The gardens are a particular feature, having been carefully landscaped to create a private and peaceful setting. Extensive lawns are enclosed by mature trees and established planting, while a paved terrace adjoining the house provides an ideal space for outdoor entertaining. The rear boundary enjoys an attractive outlook across mature greenery, enhancing the sense of privacy.





Floorplans

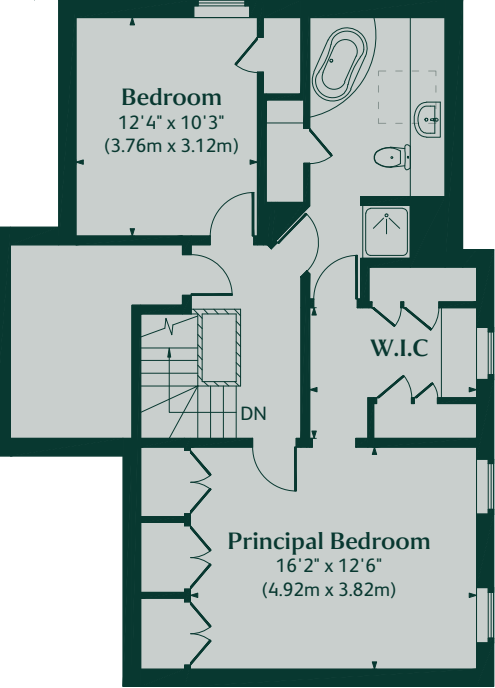
Approximate Gross Internal Area
Main House = 294 sq.m/3166 sq.ft
Garage = 50 sq.m/540 sq.ft
Total =344 sq.m/3706 sq.ft



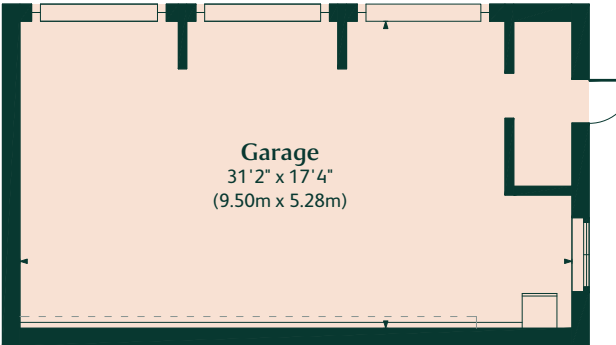
Ground Floor



First Floor



Second Floor



Garage

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General Remarks

Viewing

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

Council Tax Band

Council Tax Band - G

Services

None of the services have been tested by the agents.

Local Authority

Harborough District Council

EPC Rating

C





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