



# Mead House

46 The Woodlands, Market Harborough, Leicestershire



BNP PARIBAS GROUP



## A stunning detached house with a delightful garden in a highly sought-after location

An impressive detached family home, set in a peaceful waterside setting in the popular and bustling town of Market Harborough. The property features five bedrooms and airy, attractive accommodation, while outside, the sunny landscaped garden features a stunning swimming pool and rolling lawns running to the banks of the Grand Union Canal.



**4 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**DOUBLE GARAGE**



**0.7 ACRES**



**FREEHOLD**



**TOWN**



**2,733 SQ FT**



**GUIDE PRICE  
£1,350,000**



### The property

Mead House is a well-proportioned detached family home, providing flexible accommodation with plenty of natural light throughout. Set on a much sought after peaceful residential cul-de-sac on a meandering loop of the Grand Union Canal, the property benefits from beautiful southwest-facing gardens and views across the water.

The main reception room is the spacious, open drawing room at the rear of the ground floor, with its triple aspect including bay windows and French doors opening onto the garden. The drawing room also has a dining area, while double doors connect to the sitting room, offering further space in which to relax. The sitting room welcomes plenty of natural light through two bay windows and features a recessed logburner.

Additionally, the ground floor has a study for home working, as well as an open-plan kitchen and dining area for informal family meals. The kitchen itself has fitted units to base and wall level, as well as integrated appliances and a central island, while the adjoining

utility room provides further space for home storage and appliances.

The welcoming reception hall has a turned staircase leading to the first-floor landing, from which there is access to the five well-presented bedrooms. These include the principal bedroom towards the rear, with its built-in storage and en suite shower room. One further bedroom is en suite, while the first floor also has a family bathroom with a separate shower unit.













## Outside

At the front of the property, the well-presented garden features an area of lawn, bordered by established hedgerows and dotted with mature trees. The block-paved, in/out driveway provides plenty of parking space in front of the house, as well as access to the double garage for further parking and storage. The generous garden to the rear extends southwest to the banks of the Grand Union Canal, providing a peaceful waterside setting and sunlight throughout the day. The garden includes beautiful rolling lawns, a spacious patio area across the back of the house and a stunning kidney-shaped swimming pool, with its own sun terrace. The rendered, tile-topped wall and tile-roofed gazebo give the pool area a feeling of the Mediterranean. There are also well-planted borders, a wealth of boundary hedgerows and shrubs and several mature trees, adding to the sense of peace, tranquillity and privacy. In addition, the garden has fruit cages with well-established blackcurrant, raspberry and gooseberry bushes as well as an ancient apple tree.

## Location

The bustling market town of Market Harborough dates to the 12th century, and features some beautiful historic architecture, and an attractive town centre. The town has all the necessary day-to-day amenities, plus a fine choice of shopping and supermarkets, and entertainment and dining options. There is also a leisure centre and several parks and green spaces, plus a golf course, while the beautiful Leicestershire countryside, and the famous Grand Union Canal are just moments away. Schools in the area include the outstanding-rated primary Great Bowden Academy, and the independent Brooke House College. Transport links are exceptional, with the mainline station offering fast services to London St Pancras, and the M1 close-at-hand.



## Distances

- Market Harborough centre 1 mile
- M1 (Junction 20) 14 miles
- Uppingham 15 miles
- Leicester 15 miles
- Oakham 20 miles

## Nearby Stations

- Market Harborough

## Key Locations

- Harborough Museum
- Union Wharf
- Welland Park
- Foxton Locks
- Rockingham Castle
- Mini Meadows Farm
- Wistow Maze
- Northampton & Lamport Railway

## Nearby Schools

- Brooke House College
- Stoneysgate School
- Leicester Grammar
- Spratton Hall
- Leicester High School for Girls
- Uppingham
- Oakham
- Oundle



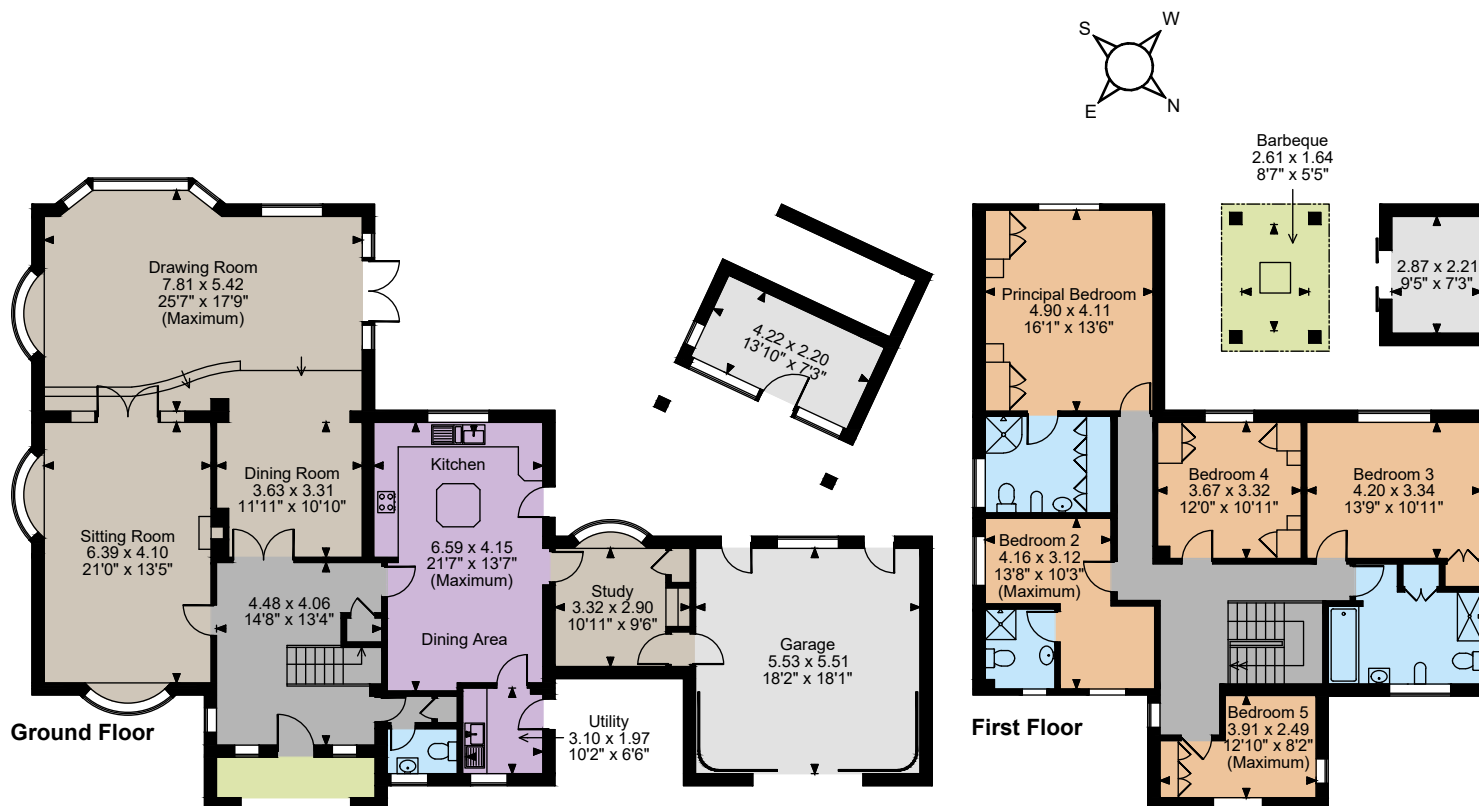












The position & size of doors, windows, appliances and other features are approximate only.  
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## Floorplans

Main House internal area 2,733 sq ft (254 sq m)  
 Garage internal area 328 sq ft (30 sq m)  
 Outbuildings internal area 168 sq ft (16 sq m)  
 Barbeque external area = 46 sq ft (4 sq m)  
 Total internal area 3,229 sq ft (300 sq m)  
 For identification purposes only.

## Directions

Post Code: LE16 7BW

what3words: ///gestures.restore.seducing - brings you to the driveway

## General

Local Authority: Harborough District Council  
 T: 01858 828282

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

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: C

Fixtures and Fittings: As per contract.

The Woodlands Conservation Company Ltd. owns the central green to the front of the house. Each property within The Woodlands owns shares within the company and contributes annually to maintenance.

Agent's note: the vendor of this property is a relative of an employee of Strutt & Parker. Please be aware, if a member of an office team is acting from that same office on behalf of a family member, the staff member concerned should not be involved in the transaction at any stage.

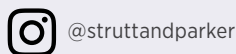
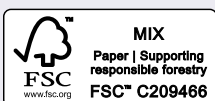
## Stamford

5 South View, Tinwell Road, Stamford, PE9 2JL

01780 484040

stamford@struttandparker.com  
 struttandparker.com

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