



# CHAPEL SCHOOL HOUSE

MEDBOURNE, LEICESTERSHIRE

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## Chapel School House

Main Street, Medbourne  
Leicestershire

An immaculate former school house extended and beautifully presented throughout in one of the county's premier villages.

One of the county's most sought after villages | Beautifully fitted throughout | South facing garden with open views | Off street parking | High ceilings with an excellent feeling of light and space throughout | Wonderful open plan kitchen with dining area | Four bedrooms | Large family bathroom and ensuite | No upward chain |

### ACCOMMODATION

Chapel School House extends to approximately 1825 sq. ft of superb living accommodation. Upon entering, the hall leads to the huge light filled sitting room which benefits from high ceilings, sash windows, a beautiful stone fireplace and log burning stove with ample space for both formal entertaining and family relaxation.

There is a second reception room, used as a generous study featuring a cast iron fire and oven range, which could also be used as an additional family room or playroom with a cloakroom off. To the rear of the property is the sociable open plan kitchen with the eye immediately drawn to the open views of pastureland and the cricket pitch beyond. The beamed kitchen area has an excellent range of handmade framed cabinets with granite surfaces, central island, double Belfast sink, Rangemaster oven, integrated Miele dishwasher and space for plumbed in American style fridge freezer.

The open plan living and dining area enjoys underfloor heating and bi-fold doors onto the south facing garden. The fitted utility room is usefully positioned with access to the side for muddy dogs and children.

On the first floor are four bedrooms, a particularly large Fired Earth family bathroom and ensuite shower room, both benefiting from underfloor heating and plantation shutter windows.

### OUTSIDE

Double wooden gates lead to gravelled off street parking for two cars, a wrought iron gate then opens onto a delightful south facing garden with an entertaining terrace off the open plan kitchen, a lawn with shrub borders is framed by an attractive dry stone wall and views of the countryside and cricket pitch beyond.

**TENURE:** Freehold

**LOCAL AUTHORITY:** Harborough District Council

**TAX BAND:** E

**SERVICES:** The property is offered to the market with all mains services and gas-fired central heating.

### LOCATION

Medbourne, one of Leicestershire's most sought after villages with a village shop, post office, pre-school, the Nevill Arms with its own café, Bowls Club and the Medbourne Sports Club offering tennis, football and cricket. There are many scenic walks, popular schooling at nearby Brighthurst and a wider range of amenities available in Uppingham and Market Harborough, with the latter just six miles away and providing a good selection of shops and supermarkets and mainline rail connections to St. Pancras in just under an hour.



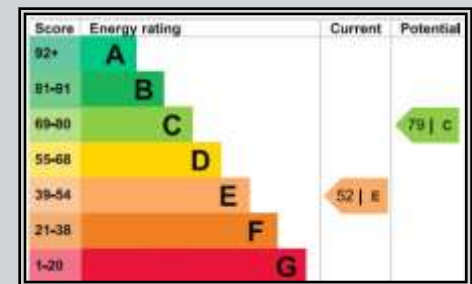






Total area: approx. 169.5 sq. metres (1824.2 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. Plan produced using Planica.



#### DIRECTIONAL NOTE

From the centre of Market Harborough travel via the B664 towards Medbourne and Uppingham. Follow this road for about five miles, passing through the villages of Sutton Basset and Weston by Welland until you reach Medbourne. Bear left past the Nevill Arms public house onto Main Street where the property may be seen on left hand side.

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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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