

Abbotts View

COTTINGHAM, MARKET HARBOROUGH





Occupying an enviable elevated position on the edge of the sought-after Welland Valley village of Cottingham, this substantial detached family residence enjoys breathtaking far-reaching countryside views and offers over 4,400 square feet of versatile accommodation, including an impressive 715 sq. ft garage. Designed to make the most of its spectacular setting, the property combines generous reception space, a stunning vaulted open-plan living kitchen, four double bedrooms and beautifully established gardens, creating an exceptional home for modern family living.

Substantial detached family home extending to approximately 4,432 sq. ft • Elevated position with outstanding panoramic views across the Welland Valley • Stunning 37ft vaulted open-plan living/dining kitchen with exposed timbers • Four generous double bedrooms, including two ensuite bathrooms • Large sitting room with balcony enjoying the countryside outlook • Separate formal dining room and dedicated study/home office • Spacious utility room and cloakroom facilities • Extensive 715 sq. ft integral garage with adjoining store room • Mature gardens, terrace and games room offering excellent entertaining space • Highly desirable village location within easy reach of Market Harborough, Uppingham and Corby

Accommodation

The accommodation is arranged over three levels and is entered via a welcoming reception hall with access to a useful study and staircase rising through the property. The first floor living accommodation has been carefully positioned to take full advantage of the exceptional views, centred around a magnificent sitting room measuring over 33ft in length. Flooded with natural light and opening onto a balcony, this is a superb space for both relaxing and entertaining. Also on this level is a generously proportioned formal dining room, ideal for family gatherings and special occasions.

Undoubtedly the heart of the home is the spectacular open-plan living kitchen. Featuring a vaulted ceiling with exposed beams, extensive cabinetry and ample space for dining and seating areas, the room creates a wonderful sociable environment and enjoys direct access to the gardens. A separate utility room provides practical day-to-day convenience and is complemented by a cloakroom/WC. The arrangement of the living spaces offers excellent flexibility for modern family requirements.

The second floor provides four well-proportioned double bedrooms. Both the principal bedroom and bedroom two are particularly impressive, benefitting from generous dimensions and en-suite facilities. Two further double bedrooms are served by a family bathroom, while the spacious landing enhances the feeling of light and space throughout. The property's thoughtful layout ensures excellent separation between living and sleeping accommodation, making it ideally suited to family occupation.

Outside

The property is approached via a substantial driveway providing extensive off-road parking and access to the large integral garage. The attractive stone-built façade creates an impressive first impression, while the elevated position affords wonderful views across the surrounding countryside. Adjoining the garage is a useful storeroom and a games room, offering additional flexibility for hobbies, entertaining or relaxation.





To the rear, the mature gardens provide a delightful setting with areas of lawn, established planting and a paved terrace perfectly positioned for outdoor dining and entertaining. The gardens enjoy a high degree of privacy.

Location

Cottingham is a popular Welland Valley village on the border of Leicestershire and Northamptonshire, providing a strong local community with excellent amenities including a public house with restaurant, a village store & coffee house, a well-supported parish church and a village hall shared with the neighbouring village of Middleton. The polo and cycling clubs offer sporting and social amenities.

A pre-school can be found in Middleton and a primary school in Cottingham. The village is equidistant to the lovely market towns of Uppingham and Market Harborough, both providing a range of boutique shops, cafes, bars and restaurants, with various farmers markets. Recreational facilities in the area are excellent. Mainline rail to London St Pancras in approx. 1 hr is available from Market Harborough and Corby.

Tenure: Freehold **Local Authority:** North Northamptonshire Council

Listed Status: Not Listed **Conservation Area:** No **Tax Band:** G

Services: The property is offered to the market with all mains services and gas-fired central heating. Discreet solar panels with solar water heating.

Meters: Gas, electric and water meter **Broadband delivered to the property:** FTTP (full fibre)

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: None

Flooding issues in the last 5 years: No

Accessibility: Three storey dwelling **Planning issues:** None our clients are aware of

Satnav Information: The property's postcode is LE16 8XS







Rockingham Road, Abbots View, Cottingham, Market Harborough, LE16

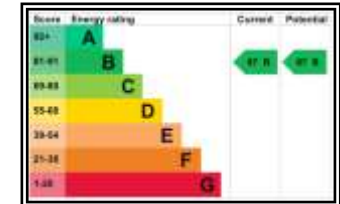
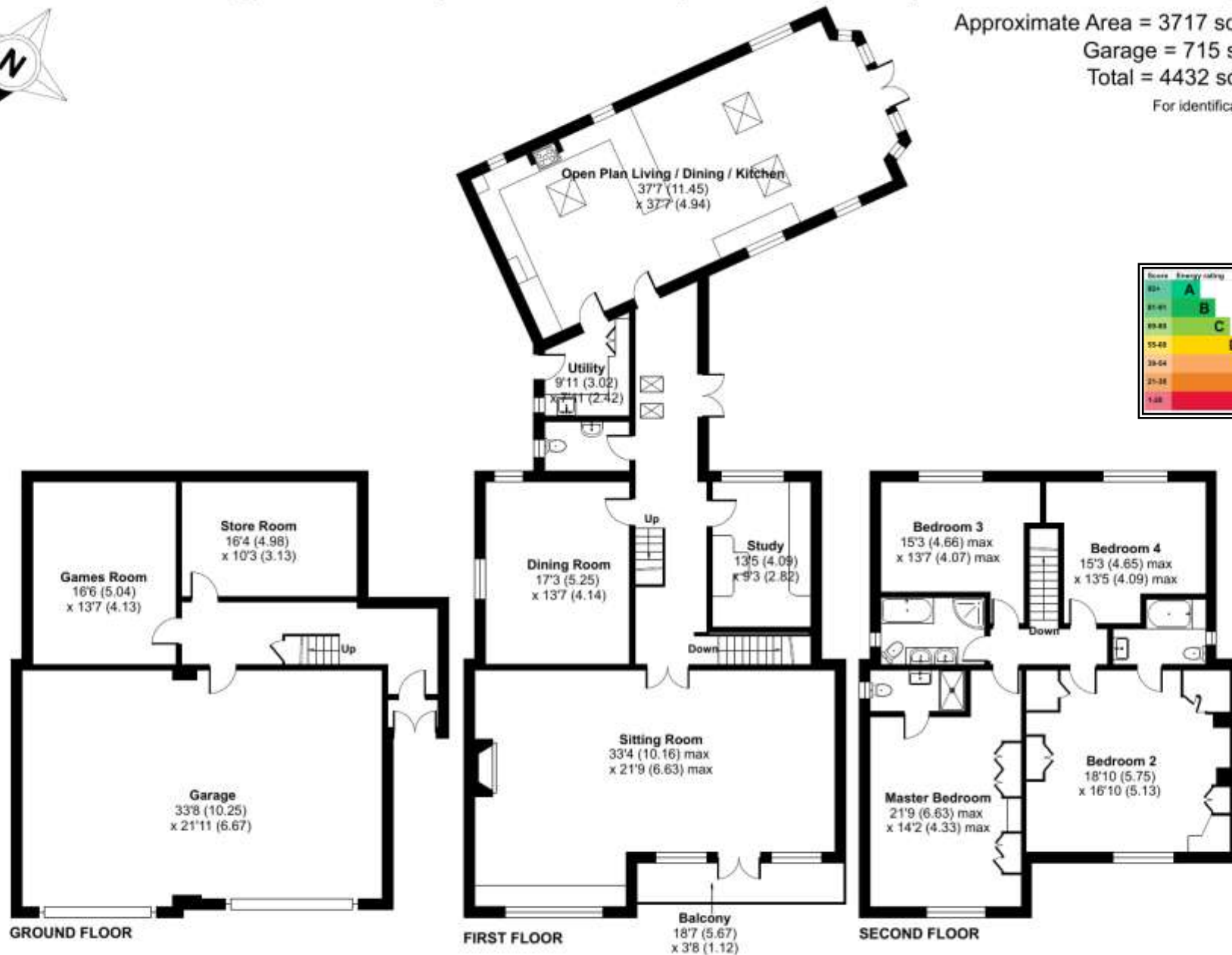


Approximate Area = 3717 sq ft / 345.3 sq m

Garage = 715 sq ft / 66.4 sq m

Total = 4432 sq ft / 411.7 sq m

For identification only - Not to scale



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Measures 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.

