

Forge End

ASHBY MAGNA, LUTTERWORTH, LEICESTERSHIRE



JAMES
SELICKS



Positioned within the heart of the sought-after village of Ashby Magna, Forge End is an exceptional executive detached home that has been comprehensively remodelled and extended to create a stylish, contemporary residence of over 2,400 sq.ft. Beautifully presented throughout, the property centres around an impressive open-plan living dining kitchen, complemented by generous reception space, four well-proportioned bedrooms and landscaped gardens designed for modern living. Combining striking architectural design with a peaceful village setting, Forge End offers an outstanding lifestyle in one of south Leicestershire's most desirable rural communities.

Exceptional executive detached home in the heart of Ashby Magna • Approximately 2,412 sq.ft. including the double garage • Stunning open-plan living dining kitchen with vaulted ceiling and feature glazing • Spacious sitting room with contemporary fireplace and bespoke cabinetry • Four generous double bedrooms, including a luxurious principal suite with stylish ensuite • Beautifully appointed bathroom • Utility room and ground floor cloakroom • Detached double garage and driveway • Landscaped gardens with paved entertaining terraces • Idyllic village setting with excellent links to Lutterworth, Rugby, Market Harborough, Leicester, the motorway network and rail services to London •

Accommodation

A welcoming vaulted reception hall sets the tone for the quality found throughout this home, leading to an impressive open-plan living dining kitchen that forms the heart of the property. Flooded with natural light from its vaulted ceiling and extensive glazing, this superb space has been thoughtfully designed for both everyday living and entertaining, with distinct zoned living and dining areas alongside a contemporary fitted kitchen featuring Quartz preparation surfaces, a peninsular breakfast bar with an inset induction hob, a downdraft extractor and pendant lighting above, a pantry/appliance cupboard, an Electrolux dishwasher, twin Miele ovens, a generous dining area, and a comfortable seating space overlooking the garden. A separate utility room and cloakroom provide excellent practicality together with additional storage.

Complementing the open-plan living kitchen is a spacious sitting room, offering a more intimate retreat with a contemporary feature fireplace with cast iron log burner, bespoke media wall with shelving and cupboards and generous proportions, ideal for relaxing evenings or entertaining guests. The entire ground floor has been carefully considered to create a seamless flow between formal and informal living spaces, all finished in a modern, neutral palette that allows the natural light to take centre stage.

The first floor offers four well-proportioned double bedrooms. The principal suite enjoys a degree of separation from the remaining accommodation by way of its own staircase, creating a peaceful retreat complete with a beautifully appointed spa inspired ensuite shower room. Three further double bedrooms are served by a luxurious bathroom featuring both a bath and separate shower, all accessed via a secondary staircase.

Outside

Forge End enjoys an attractive position within this highly regarded village, set behind a generous driveway providing ample off-road parking and access to the detached double garage. The smart brick elevations, contemporary glazing and well-maintained frontage create an immediate impression of quality and kerb appeal.

To the rear, the landscaped gardens have been designed with low-maintenance enjoyment in mind, featuring extensive paved terraces that provide the perfect setting for outdoor dining and entertaining, together with neat lawned areas offering space for children to play. Enclosed by mature boundaries, the gardens enjoy an excellent degree of privacy, creating a peaceful extension of the living accommodation.

Location

Ashby Magna is a picturesque village situated in the Harborough district of Leicestershire, just a few miles northeast of Lutterworth and within easy reach of Leicester. Surrounded by attractive countryside, it lies close to a cluster of other rural villages including, Gilmorton, Kimcote, Bruntingthorpe, and Peatling Parva, all of which contribute to a strong sense of local community having several excellent restaurants/public houses.





The village also benefits from excellent transport links, with Market Harborough station providing direct mainline services to London St Pancras in just over an hour, while Rugby station, approximately nine miles away, offers regular fast trains to London Euston in under an hour. Everyday amenities such as supermarkets, leisure facilities, and healthcare are available nearby in both Lutterworth and Broughton Astley, with Leicester to the north offering a more extensive range of retail, cultural, and commercial services.

The village is well served by local schooling. Gilmorton Chandler C of E Primary School provides high-quality education for younger children and is supported by a school bus service that connects neighbouring villages. Secondary education is available in Lutterworth at the well-regarded Lutterworth College and Lutterworth High School. For families considering independent schools, respected options nearby include Leicester Grammar School, Ratcliffe College, and Stoneygate School. Ashby Magna combination of rural charm, strong community ties, and excellent access to schooling and transport links makes it a desirable place to live.

Tenure: Freehold **Local Authority:** Harborough District Council **Tax Band:** G

Listed Status: Not Listed. **Built** 2007 **Conservation Area:** No

Services: The property is offered to the market with all mains services, gas-fired central heating & wet underfloor heating

Meters: Water **Loft:** Boarded

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: No

Accessibility: Two storey dwelling. No modifications for accessibility

Planning issues: None declared by our clients

Satnav Information The property's postcode is LE17 5NL







Forge End, Old Forge Road, Ashby Magna, Lutterworth, LE17

Approximate Area = 2135 sq ft / 198.3 sq m

Garage = 277 sq ft / 25.7 sq m

Total = 2412 sq ft / 224 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2026. Produced for James Sellicks Estate Agents. REF: 1488417

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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.

