

The White House

MARKET HARBOROUGH, LEICESTERSHIRE



JAMES
SELICKS



Occupying a prominent corner position in the very heart of the sought-after village of Lubenham, this handsome period residence is a home of exceptional scale, versatility and character. Beautifully blending original features with generous, family-focused accommodation extending to almost 5,000 sq.ft. including outbuildings, the property offers a wealth of reception space, five double bedrooms, extensive ancillary accommodation and a range of adaptable spaces ideal for modern family life, entertaining, working from home or multi-generational living, just moments from village amenities and only a short drive from the thriving market town of Market Harborough.

Impressive, detached period village home approaching 5,000 sq.ft. including outbuildings • Five generous double bedrooms, including a luxurious principal suite • Four elegant reception rooms offering exceptional versatility • Vaulted breakfast kitchen with exposed beams and French doors to the garden • Fantastic gymnasium/reception room • Beautiful period features including exposed beams, brick fireplaces and character detailing throughout • Mature and private walled gardens with entertaining terraces • Large detached outbuilding providing excellent storage or workshop potential • Gravelled driveway providing ample off-road parking • Prime village setting only minutes from Market Harborough and its mainline rail services to London St Pancras •

Accommodation

Stepping inside, the welcoming reception hall immediately sets the tone for the accommodation beyond. The principal reception rooms are beautifully proportioned and rich in character, with exposed ceiling beams, brick fireplaces and an abundance of natural light. The elegant drawing room provides a wonderful space in which to relax, whilst the formal dining room is perfectly suited to entertaining. A further sitting room offers a more intimate retreat and links seamlessly with the heart of the home; the superb vaulted breakfast kitchen. Featuring exposed timbers, French doors opening onto the terrace and an excellent range of cabinetry, this impressive space is perfectly designed for both everyday family living and informal entertaining. A useful utility room, cloakroom and rear lobby complete the ground floor accommodation.

One of the property's defining features is its remarkable secondary wing, offering an exceptional degree of flexibility. Currently arranged as a family room, cosy snug, gymnasium and an impressive first-floor games room, this versatile section of the house would lend itself equally well to a self-contained annexe (subject to any necessary consents), extensive home working, a wellness suite or hobbies space. It provides an increasingly rare opportunity for families seeking adaptable accommodation capable of evolving with changing lifestyles or the need for dependant relatives.

The bedroom accommodation is arranged over the first and second floors, centred around a spacious landing. The principal bedroom is a particularly generous retreat, whilst the remaining four double bedrooms are all well-proportioned and served by a combination of family bathrooms and ensuite facilities. The second-floor bedroom enjoys an elevated position offering excellent privacy, making it ideal as a guest suite or teenager's room. Throughout, the property successfully combines generous proportions with period charm, creating a home equally suited to family life as it is to entertaining, on both an intimate and larger scale.

Outside

Approached via a gravelled driveway providing extensive parking, the property enjoys an attractive frontage enclosed by mature planting, perfectly complementing its traditional, white-rendered elevations. To the rear, the gardens provide a delightful and private sanctuary, thoughtfully arranged with paved terraces ideal for al fresco dining, mature trees, established shrubs and generous lawned areas offering plenty of space for children to play. Sheltered seating areas create peaceful spots to enjoy the surroundings throughout the day.





Complementing the gardens is a substantial detached outbuilding currently utilised for storage, presenting excellent potential for workshop space, hobbies or further ancillary accommodation, subject to the necessary permissions. Occupying a central position within one of south Leicestershire's most desirable villages, the property is just a short stroll from the village pub, primary school and picturesque countryside walks, whilst Market Harborough lies only a few minutes away, offering an excellent range of independent shops, restaurants, leisure facilities and direct rail services to London St Pancras in around an hour.

Location

Lubenham is a highly sought-after Leicestershire village located just a couple of miles west of Market Harborough. Renowned for its strong sense of community and picturesque rural charm, the village offers a peaceful lifestyle while remaining perfectly connected. Lubenham benefits from a popular primary school, village hall, church and a traditional country pub, along with scenic countryside walks on the doorstep.

Market Harborough a short distance away, is a thriving market town receiving regular national accolade in the press in various quality of life surveys. The town offers a wide range of niche shopping, restaurants and a wide range of leisure and sporting amenities. In addition, its railways station has a fast connection to London St. Pancras in just under an hour. The town is situated in some of the county's most attractive countryside.

Schooling within the area is well catered for both within the state and private sector. Robert Smyth is within a few hundred yards, while the Leicester Grammar School, Stoneygate School and Leicester High School for Girls are all located along the A6 towards Leicester and Uppingham and Oakham Schools are also within a half an hour car journey.







Main Street, Lubenham, Market Harborough, LE16

Approximate Area = 4527 sq ft / 420.5 sq m

Outbuildings = 411 sq ft / 38.1 sq m

Total = 4938 sq ft / 458.6 sq m

For identification only - Not to scale



Tenure: Freehold

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

Listed Status: Not Listed. Built 1670

Conservation Area: Yes, Lubenham Conservation Area

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

Meters: Electric smart meter

Loft: Insulated

Broadband: FTTP (1600 mbps download speed, 115 mbps upload speed)

Non-standard construction: Of standard construction

Wayleaves, Easements, Rights of

Way/Access & Covenants: Yes

Flooding issues in the last 5 years:

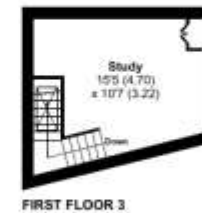
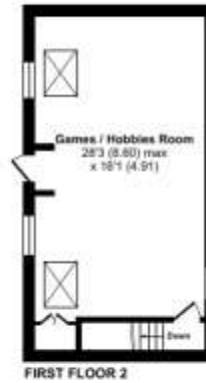
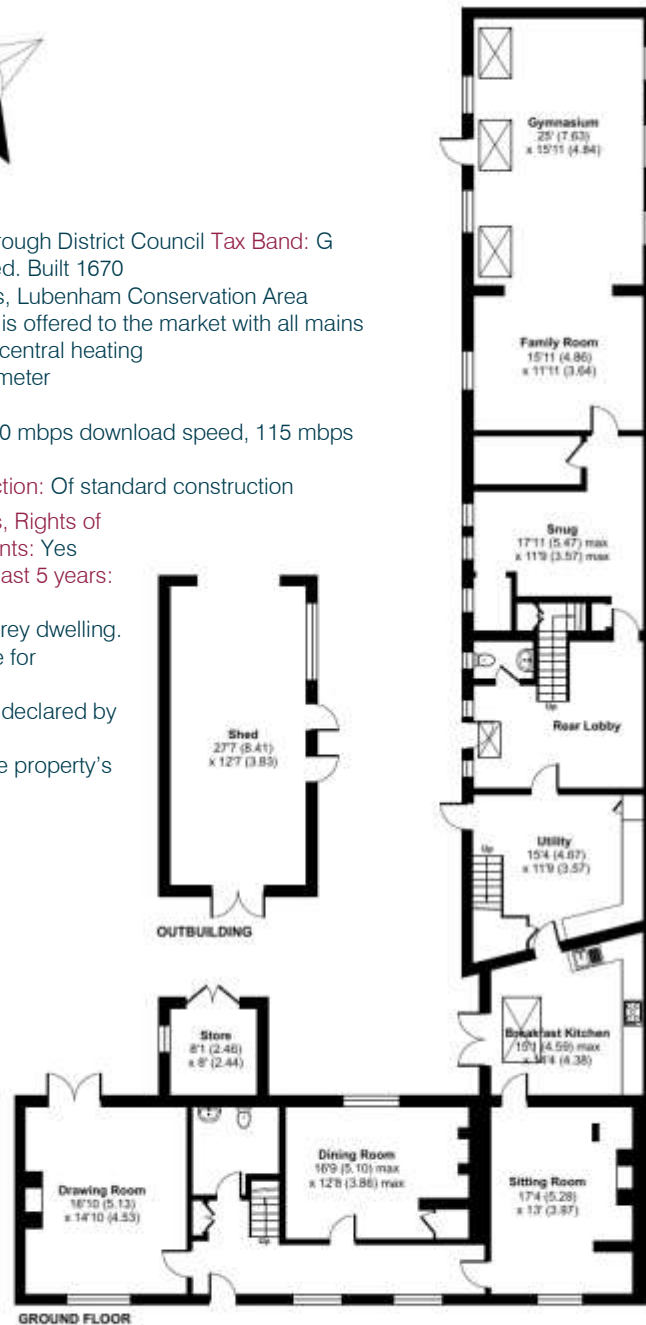
No

Accessibility: Three storey dwelling.

No modifications made for accessibility

Planning issues: None declared by our clients

Satnav Information: The property's postcode is LE16 9TF



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nêchecom 2026. Produced for James Sellicks Estate Agents. REF: 1492319

Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@jamesseilicks.com

Leicester Office
01162 854 554

Oakham Office
01572 724437

jamesseilicks.com

Please follow us on Instagram:



@jamesseilicksmarketharborough

#teamselicks

Important Notice

James Selicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Selicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.

