



BY DESIGN



*Waterleys House*  
Leicestershire

# A Truly Outstanding Unique Country Home Set In A Private Oasis of Approx 50 acres

Waterleys House is a home conceived without compromise, an outstanding example of contemporary country living, set within a private landscape as thoughtfully considered as the house itself.

Designed and delivered under Paragraph 55, a planning standard reserved for homes of exceptional architectural quality, environmental excellence and energy efficiency, it stands among a rare collection of properties of its kind in the UK. Here, design, setting and sustainability come together with quiet confidence, shaped by an abundance of natural light and an ever-present connection to the surrounding land. The outstanding build quality is reflected in its efficiency rating - EPC A(99), occupying an exclusive group of less than 0.01% of UK homes.

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Waterleys House, Leicestershire



















CGI impression for illustrative purposes only



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# Accommodation

Approached by a long, private drive the sense of arrival is immediate. Gradually, the house reveals itself, framed by open countryside and water. Extending to over 5,000 square feet, the principal home is arranged across a series of balanced, architectural forms, where traditional materials meet clean contemporary lines.

The entrance hall, designed to impress and welcome, immediately sets the tone. A space defined by scale, light and calm simplicity. Full-height glazing draws the eye through to uninterrupted views across water and meadow, ensuring a seamless link with the environment from the moment of arrival. To the corner is a cosy, yet generous sitting room, an ideal retreat for evening relaxation.

At the heart of the home lies an exceptional open plan living space. A double-height vaulted ceiling and expansive south-facing glazing flood the room with shifting light throughout the day. The kitchen, dining and seating areas are beautifully composed, generous in scale yet comfortable, equally suited to quiet daily living or larger gatherings. Beyond, a substantial utility room offers further flexibility, complemented by a guest shower room and cloakroom.

Above, a galleried mezzanine introduces both connection and retreat, with a seating area enjoying a stunning aspect and access to two double bedrooms that share a Jack and Jill en suite.

The principal bedroom suite accessed via its own grand staircase, with a double height, vaulted ceiling, is refined and impressive, with a dressing room, a well-appointed en suite and elevated views across the lakes and surrounding landscape. A private balcony provides a quiet vantage point from which to take in the setting. Two further large double bedroom suites on the ground floor, with direct access outside, continue the same sense of open space, quality and comfort.

The detached annexe of around 2,000 square feet offers versatile use: multi-generational living, as an office/studio, or as a leisure space/cinema room, while including space for garaging or secure storage.

The grounds are as compelling as the architecture. Extending to approximately 50 acres, they have been shaped into a rich ecological landscape, with wildflower meadows across 42 acres, over 4,500 newly planted trees and a series of spring-fed lakes that bring an abundance of wildlife and wildfowl, beautifully shifting in colour and texture throughout the changing seasons.

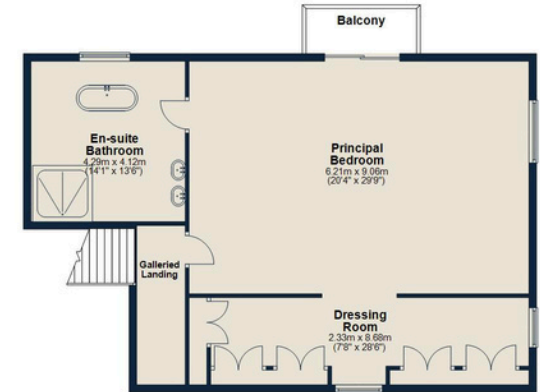
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NB Future development of the land beyond the existing planning consents and permitted rights may be subject to an overage provision.

**Ground Floor**  
Approx. 470.8 sq. metres (5063.7 sq. feet)



**First Floor**  
Approx. 177.5 sq. metres (1910.1 sq. feet) (excluding Balcony)



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Score	Energy rating	Current	Potential
92+	<b>A</b>	<b>99 A</b>	<b>99 A</b>
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

Waterleys House is a truly unique place where architecture and landscape exist in quiet harmony, and where modern living unfolds against a setting that feels both timeless and entirely its own.

## About the area

Set in the rolling countryside of south Leicestershire, Waterleys house is within 20 minutes drive of Leicester and the historic town of Market Harborough, where an array of independent shops and restaurants can be found. Both have mainline rail links serving London St Pancras and Eurostar in under 1 hour. Rugby, 30 minutes drive away, serves London Euston. Junctions 20 and 21 of the M1 are also within 20 minutes drive. Airports within 1 hour include Birmingham and East Midlands, while London Luton and London Stansted can be reached within 90 minutes and London Heathrow under 2 hours. Everyday amenities including shops, doctor's surgeries, public houses and sports clubs can be found in the nearby villages of Fleckney and Kibworth. There are excellent schooling options across both sectors with 12 top performing private schools within 1 hour's reach of Waterleys House.

What3Words: [///view.panther:robes](https://www.what3words.com/#!/view/panther:robes) Post Code: LE8 8BQ



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