



BY DESIGN



The Rockingham

Hunting Lodge Mews | Cottingham | Market Harborough

Modern Luxury Living in A Gated Community Within A Welland Valley Village

Discover this exceptional three-bedroom contemporary home, in an exclusive gated community in the Welland valley. Offering over 2,300 sq ft of luxury, including an 18ft kitchen and 21ft sitting room, it's perfect for discerning buyers seeking a 'lock up and leave' lifestyle.

The Rockingham is an exquisite duplex town house that combines modern luxury living with the peace and tranquility of rural, country life in this Welland Valley village. Set within Hunting Lodge Mews, an exclusive gated community converted from a former country hotel (c2014/15), there is secure intercom entry with communal hall.

Cottingham is a popular Welland Valley village on the border of Leicestershire and Northamptonshire equidistant to the lovely market towns of Uppingham to the north and Market Harborough to the west, both providing a range of boutique shops, cafes, bars and restaurants, with various farmers markets. Mainline rail to London St Pancras (approx. 1 hr) is available from Market Harborough and Corby.











Accommodation

Extending to over 2,300 sq ft, the scale of accommodation is immediately apparent as you step inside. A generous dining hall forms the natural centre of the home, flowing seamlessly into a beautifully proportioned 21ft sitting room, an elegant, light-filled space designed as much for entertaining as for quiet retreat. French doors and windows draw the eye out towards your private, landscaped terrace, where the sense of seclusion and calm is unmistakable. Glazed double doors lead through to the kitchen which has been thoughtfully designed as both a functional workspace and a social setting. At 18ft in length, it is defined by clean lines, high-spec integrated appliances and refined finishes, with a central island providing an informal gathering point. A separate utility room ensures practicality remains discreetly out of sight, reinforcing the home's considered design.

A well-proportioned guest bedroom suite on the ground floor, with ample fitted wardrobe space, offers flexibility for visiting family or single-level living,

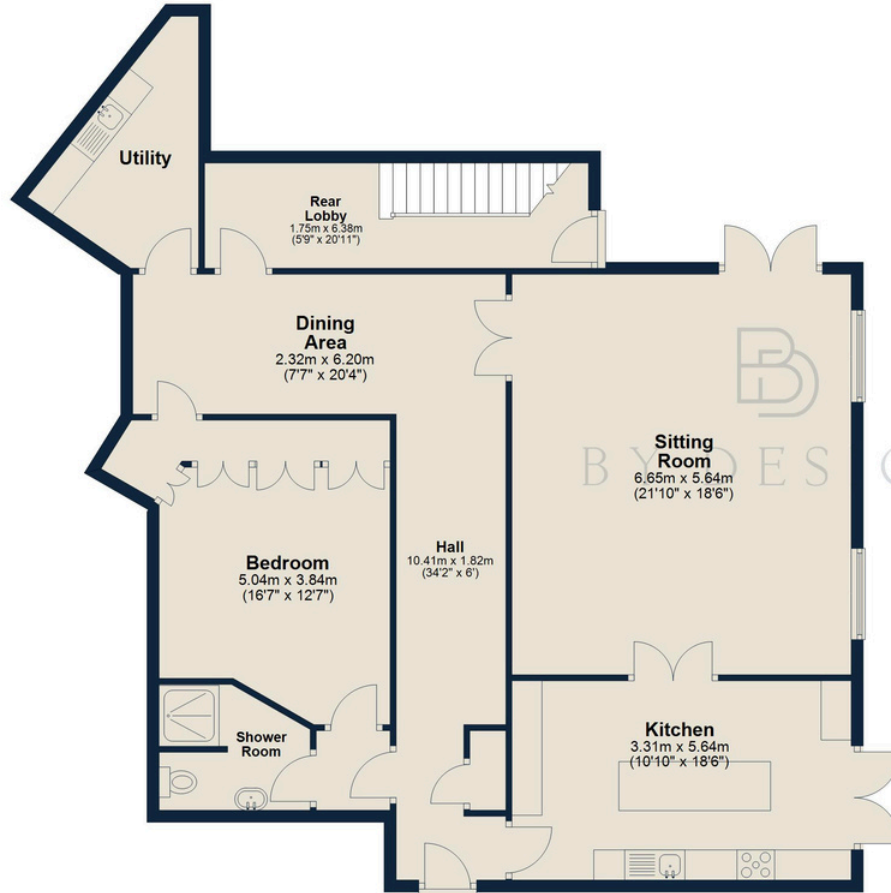
Upstairs, a cleverly designed landing incorporates a dedicated study area, ideal for those balancing home and work, alongside extensive built-in storage that enhances the home's clean, uncluttered aesthetic. Two double bedrooms are arranged with privacy and comfort in mind, each with its own en suite. The principal suite is particularly impressive and generous in scale with beautifully appointed dressing area featuring fitted wardrobes and dressing table. Natural light pours in through twin Juliet balconies.

Externally, the landscaped terrace has been designed for ease and enjoyment, with raised decking and mature planting creating a private outdoor room, perfect for relaxed evenings or low-maintenance living. Two allocated parking spaces sit within the gated grounds, completing the practical considerations. This is a home that answers a very specific brief. For those seeking a refined, low-maintenance residence, whether as a permanent home or a considered lock-up-and-leave, The Rockingham offers both substance and style in equal measure.

Score	Energy rating	Current	Potential
91	A		
81	B	81 B	81 B
70	C		
58	D		
54	E		
38	F		
0	G		

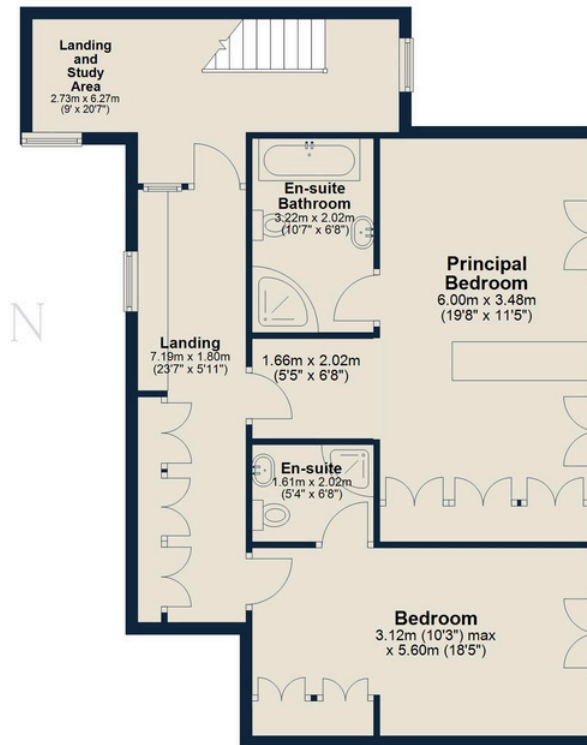
Ground Floor

Approx. 132.5 sq. metres (1426.3 sq. feet)



First Floor

Approx. 82.7 sq. metres (890.4 sq. feet)



Total area: approx. 215.2 sq. metres (2316.7 sq. feet)

Measurements are approximate. Not to scale.
For illustrative purposes only.
Plan produced using PlanUp.





Parking under trees is an
approved area



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National audience
local knowledge