



BY DESIGN



Rectory House

Great Bowden | Market Harborough, Leicestershire

An Exceptional Grade II* Listed Home with Separate Annexe in Great Bowden, Market Harborough

Rectory House is a truly rare heritage home, that blends architectural distinction with modern family living and excellent commuter links. Offered for sale with no upward chain, this is an unparalleled opportunity to own a significant piece of local history, meticulously maintained and ready for its next chapter.

It is widely believed that a house has occupied this site since medieval times. Following the Dissolution of the Monasteries in 1546, Henry VIII granted the Rectory Estate to the Dean and Chapter of Christ Church, Oxford, who remained owners until 1926.*

With Elizabethan origins, significant architectural additions from the William & Mary and Georgian periods, and sympathetically refurbished by the current owners, it now offers over 6,000 square feet of luxury living, six bedrooms, four bathrooms, an open plan kitchen with bespoke David Salisbury Orangery and a separate two bedroom annexe within the grounds.

Rectory House, Great Bowden, Leicestershire

























Accommodation

As you step inside, the reception hall sets the tone, where you will immediately be struck by this home's inherent elegance and meticulous preservation of its period character. Sympathetically renovated and improved by the current owners, this is a home designed for entertaining and day to day living, equal measure.

There are four generous reception rooms, each with an abundance of charm and its own outlook, including a fine drawing room and dining room with period fireplaces, offering flexibility for formal gatherings and quieter family evenings alike, as well as a study that could serve as a snug or playroom. A striking circular oak staircase provides a magnificent centrepiece, connecting each storey with architectural distinction.

At the heart of this home is the spectacular, light-filled kitchen, seamlessly integrated with a bespoke David Salisbury orangery. This contemporary space with bespoke cabinetry, three oven AGA, further integrated conventional oven, and a central island with Belfast sink and twin dishwashers, provides a wonderful hub for family life that's perfect for culinary pursuits and informal dining, whilst offering delightful views of the private walled gardens. Across the hall from the kitchen, is a spacious boot room and a practical utility room, both featuring bespoke cabinetry, while a guest cloakroom is tucked discreetly in the corner.

Upstairs six generously proportioned bedrooms are arranged across the upper floors, including a luxurious principal suite, a well-appointed guest suite, all of which are served by four bathrooms and useful ancillary space, ensuring privacy and convenience are well catered for. A separate dressing room that continues the theme of bespoke cabinetry ticks another, all important, wish list box.

Annexe

Glebe Cottage sits separately within the grounds, a self-contained space that offers two bedrooms, sitting room that opens onto a terrace, kitchen, bathroom and cloakroom. Sympathetically designed in 1994 to blend in with the grounds, it lends itself particularly well for multi-generational needs, au pair/guest or independent living.

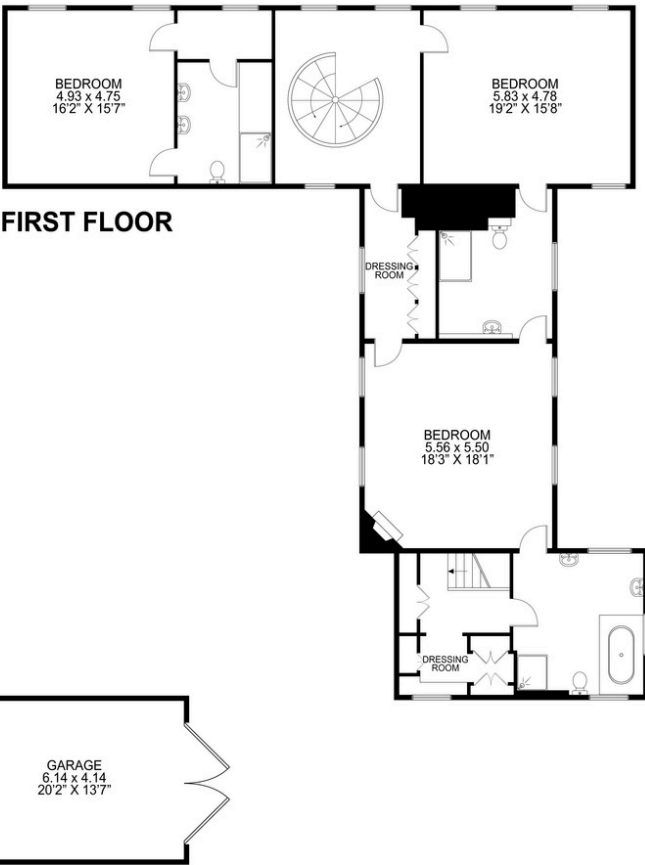
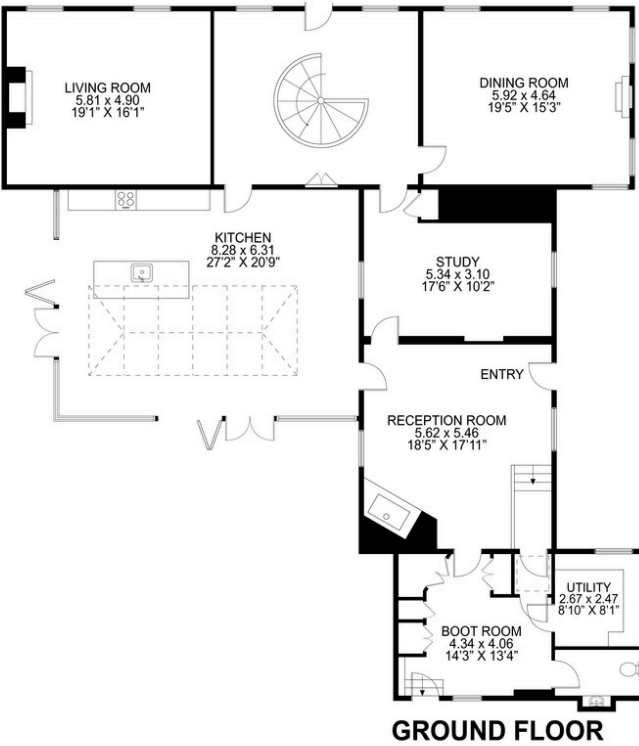
Outside

The established, landscaped walled garden and lawns provide a private, tranquil oasis rarely found so close to a village centre, that your whole family can enjoy. The extensive patio provides space for al fresco dining and relaxing, while beyond the lawn and Cypress hedge is a delightful kitchen garden and orchard, that offers a touch of the good life and ample fayre for home-grown treats. Secure parking is offered in abundance here, with the gravel drive sweeping to the side of the house, beyond a former coach house, currently used for garaging and storage, to a further gravelled parking area.



Rectory House, Great Bowden

Measurements are approximate. Not to scale.
For illustrative purposes only.



Rectory House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Glebe Cottage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	58 D
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area
Main House 562.34 sqm/6052.97 sq ft
Garage 25.42 sq m/273.61 sq ft
Glebe Cottage = 76.31 sq m/821.39 sq ft
Total Area = 664.07 sqm/7147.97 sq ft

* The sale particulars from 1926 describe a:

“Genuine Old Stone Manor House or Hunting Box, known as Rectory House... a house of “great antiquarian and historical interest”.”

With mention of surviving old oak beams, panelling and its exceptional oak spiral staircase, together with elements believed to derive from earlier monastic buildings.

Today, Rectory House is a family home, refurbished and designed for modern living, in the heart of this thriving village.

About the area

Great Bowden is widely considered one of the finest villages in south Leicestershire. The popular Bowden Stores, Welton's Deli (with Post Office), pubs, parish church and village hall are all set around the green, while the tennis and cricket clubs are within walking distance. Market Harborough's independent shops, restaurants and amenities are nearby. For commuters there's mainline rail to London St Pancras/Eurostar in under 1 hour, and being in the heart of the UK's Golden Logistics Triangle, major road links (M1, M6, M69, A1, A14) are all easily reached. An ideal location for those seeking country living without compromising urban connections.







BY DESIGN



Charlie Sylvanus-Jones

By Design | Market Harborough & South Leicestershire

International audience

local knowledge