



Maple House, Market Harborough

OSCAR JAMES

Maple House

Main Street
Marston Trussell
Market Harborough
LE16 9TY

Maple House is an exquisite five-bedroom executive residence, discreetly positioned in the heart of the picturesque Northamptonshire village of Marston Trussell. Combining generous proportions, refined interiors and an enviable countryside setting, this exceptional home simply must be viewed to be fully appreciated.

- Exquisite five-bedroom executive home in the picturesque village of Marston Trussell.
- Positioned behind electric gates within a small and exclusive development.
- Beautiful countryside setting with attractive rural views.
- Fabulous open-plan kitchen/dining/family room, ideal for modern family living.
- Exceptional additional features, including a wine cellar, study and two reception rooms.
- Five generous bedrooms, with en-suites to bedrooms one and two.
- Luxurious principal bedroom with its own walk-in dressing room.
- Thoughtfully landscaped wrap-around garden, plus a large driveway and double garage.



Approached through electric gates and forming part of a small and exclusive development, Maple House enjoys an impressive sense of privacy together with beautiful, far-reaching views across the surrounding countryside. Homes of this calibre, in such a desirable village setting, rarely come to the market.

The property offers spacious and versatile accommodation arranged over two floors. The ground floor opens with a welcoming entrance hall and features an elegant formal lounge, a second sitting room and a dedicated study—ideal for those working from home.

At the heart of the house is the fabulous open-plan kitchen, dining and family room: a superb sociable space perfectly suited to both everyday family life and entertaining on a grander scale. A separate utility room and ground-floor WC provide further practicality, while the impressive wine cellar is undoubtedly one of the home’s standout features.





Upstairs, the sense of space continues with five generously proportioned bedrooms and a lavishly appointed family bathroom. Bedrooms one and two each benefit from stylish en-suite facilities, while the principal suite offers an additional touch of luxury with its own walk-in dressing room.



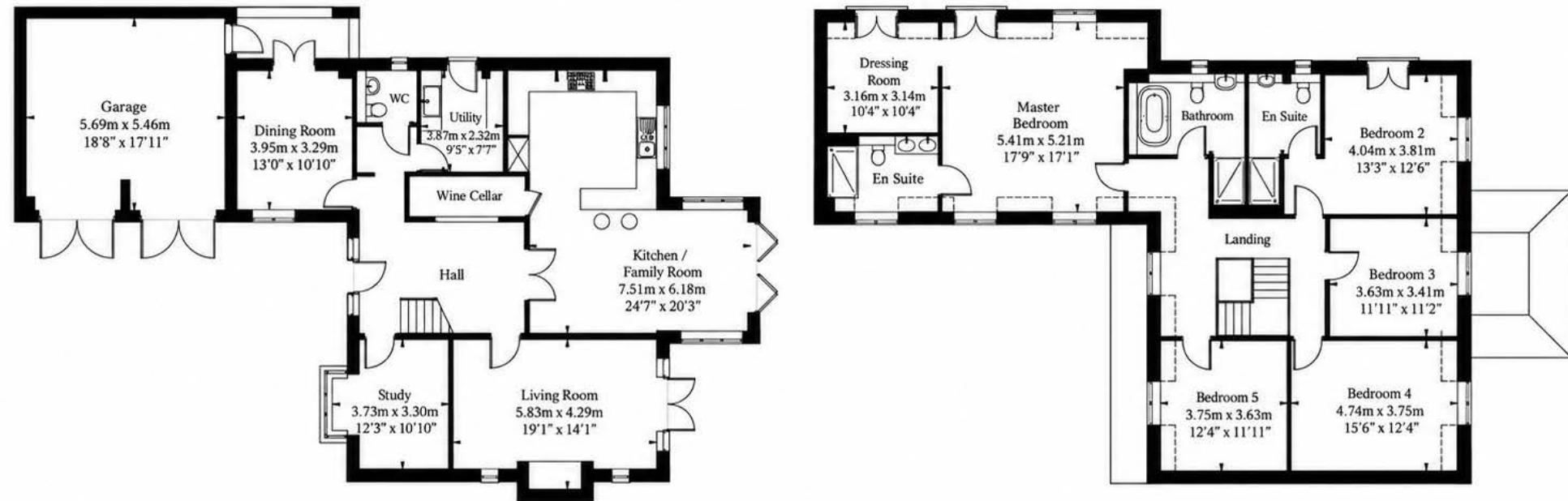
5
Bedrooms





Maple House

An exceptional five bedroom executive home with integral double garage
Total area: 302 sqm / 3250 sqft (including garage)



Ground Floor - 122.4 Sqm / 1317 Sqft*

Living Room	5.83m x 4.29m	19'1" x 14'1"
Kitchen/Family Room	7.51m x 6.18m	24'7" x 20'3"
Study	3.73m x 3.30m	12'3" x 10'10"
Utility	2.87m x 2.39m	9'5" x 7'7"
Play/Dining Room	3.95m x 3.29m	13'0" x 10'10"
Garage	5.69m x 5.46m	18'8" x 17'11"

First Floor - 147.5 Sqm / 1588 Sqft

Master Bedroom	5.41m x 5.21m	17'9" x 17'1"
Dressing Room	3.16m x 3.14m	10'4" x 10'4"
Bedroom 2	4.04m x 3.81m	13'3" x 12'6"
Bedroom 3	3.63m x 3.41m	11'11" x 11'2"
Bedroom 4	4.74m x 3.75m	15'6" x 12'4"
Bedroom 5	3.75m x 3.63m	12'4" x 11'11"



* Excluding Garage

Door and window details may vary on some plots, please check with your Sales Advisor. The room sizes shown in this brochure may be taken to the widest points in each room; wall to wall tolerance of +/-5% is allowed. External finish may vary on certain plots, please check with the Sales Advisor.



Outside, Maple House continues to impress. The beautifully landscaped wrap-around gardens have been thoughtfully designed to complement the home and maximise its wonderful rural outlook. With ample space for relaxing, entertaining and enjoying the changing seasons, the gardens provide an idyllic backdrop to this remarkable home.

To the front, a substantial driveway offers generous off-road parking and leads to the double garage.

Marston Trussell is a charming and highly regarded village, offering the peace and beauty of rural living without compromising on convenience. The bustling market town of Market Harborough—regularly recognised as one of the best places to live in the UK—is just a few miles away and provides an excellent range of independent shops, restaurants, cafés, leisure facilities and schooling.

For commuters, the M1 is within a short drive, while Market Harborough railway station offers excellent connections. This makes Maple House perfectly placed for those seeking a tranquil countryside lifestyle with straightforward access to the wider region and beyond.

Offering exclusivity, elegance and an exceptional village location, Maple House is a home that truly needs to be experienced in person. Strong levels of interest are anticipated.

For further information or to arrange your private viewing, contact the sole selling agents, Oscar James, today.





OSCAR JAMES

E S T A T E A G E N T S



7 St Marys Road, Market Harborough, LE16 7DS

T: 01858 458 458 E: marketharborough@oscar-james.com

www.oscar-james.com