

The
HUNTING LODGE
MEWS



Computer generated image.

The
HUNTING LODGE
MEWS

An Oasis of Tranquillity

Located in the tranquil village of Cottingham, Leicestershire in the heart of the idyllic Welland Valley, bordering Rutland and Northamptonshire yet only a few miles from the A14 link road and one hour by train to London.



Insert image showing the Hunting Lodge Mews Cottages.

Welcome to

THE HUNTING LODGE MEWS

Cottingham · Leicestershire

This exclusive gated development in the centre of the village of Cottingham, near Market Harborough Leicestershire, is surrounded by beautiful countryside.

The area is steeped in history with many stately homes nearby.

Shopping is made easy with all well-known supermarkets in Market Harborough, Kettering and Corby. There is convenient road access to the cities of Leicester, Peterborough and Northampton and railway stations in Corby and Market Harborough, 15 minutes to 20 minutes away, both are within a one hour journey time to London.

Birmingham, East Midlands, Stansted and Luton airports are all one hour by road, whilst Heathrow is two hours either by rail or road.

There is a superb range of schools from nursery to sixth form. In the vicinity, there are exceptional day and boarding schools, including Uppingham (6 miles), Oakham (12 miles), Stamford (15 miles) and Oundle (12 miles).

Regular point to point races are held throughout the year at Dingley, only 4 miles away. The Newmarket and Huntingdon racecourses are 90 minutes and 45 minutes drive respectively.



Computer generated image.



Images show typical Hunting Lodge Mews interiors.

The Apartments

Developed for modern living, these two and three bedroom apartments have wonderful space and will give the freedom to relax and enjoy life.

Six of the apartments have private, easily maintained gardens, and all apartments have high quality fixtures and fittings.



Images show typical Hunting Lodge Mews interiors.

The Town Houses

Developed for relaxed living being private and exclusive these homes are individually designed with the most impressive and quality space. The modern, light rooms are fitted to the highest standards.

Each has a private garden for personal outdoor enjoyment, easily accessed and integral to your home.

The Penthouse

Having wonderful views over the nearby countryside, the village and mature grounds, this most private of homes is unique.

Giving a world of privacy and exclusivity, this home is appointed to a very high standard.

The Cottages

Originally converted from nineteenth century stables, these individual two and three bedroom cottages are idyllic.

With tasteful interior design in-keeping with the mews, each has its own spacious private garden which is also easily maintained.

Exclusive en-suite facilities, all fitted to high standards, allows cosy country living.



The Grounds and Security

The stone walled High Street perimeter turns into a private drive leading to the gated entrance through which is the owners parking and the maintained grounds.

The entrance to the town houses and apartments have individual intercom facilities enabling the entrance doors to be opened.

The lighting ensures the 24 hour CCTV is clear and functional.

Local attractions community and living

Cottingham · Leicestershire

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Rutland Water

The largest man-made lake in Western Europe. This attractive 3,100 acre reservoir has an international reputation for providing a balance of sport, leisure and wildlife conservations.



Rockingham Castle

Close by is 900 years of history – 450 years as a castle and 450 years a family home. A visit is a fascinating journey through the evolution of a building from Norman Fortress to an English country home, where a wide variety of events are held regularly.

Silverstone Grand Prix Circuit

Just an hour's drive away you will find the world's fastest Formula One track.



Golf Courses

There are variety of well established golf courses in the area, many only a few minutes drive away.

Burghley House

Burghley House is situated on the outskirts of Stamford and was built and designed by William Cecil, Lord High Treasurer to Queen Elizabeth I between 1555 and 1587.

Each autumn you can enjoy the internationally acclaimed Burghley Horse Trials or the Annual Summer Prom Event.





Rushton Hall

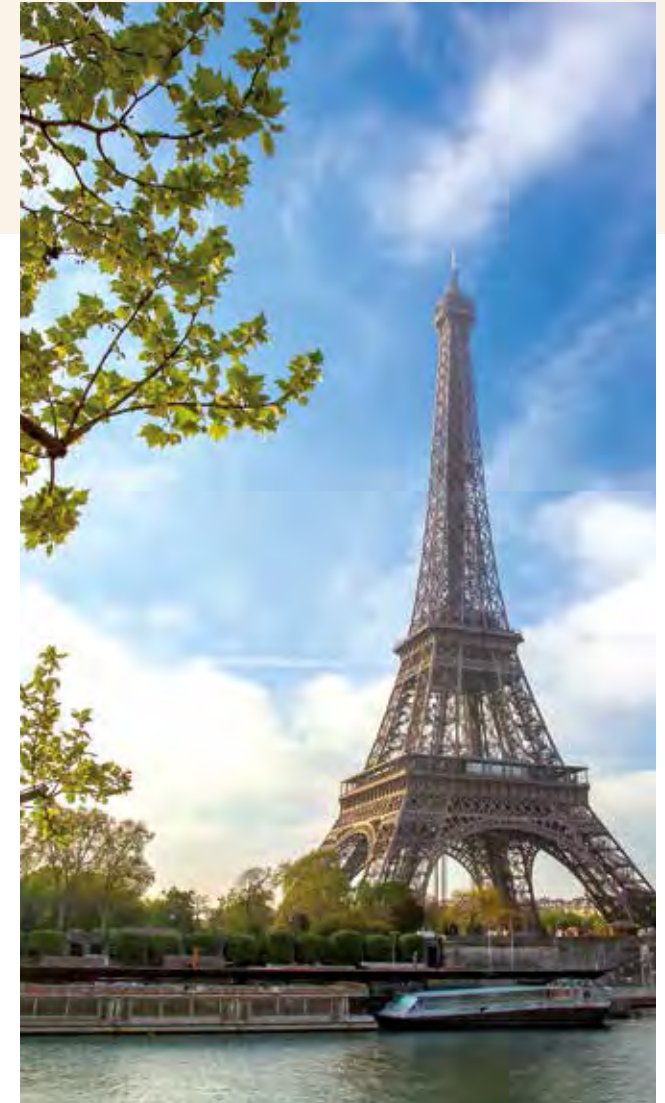
Rushton Hall Hotel is a magnificent Grade I Listed Four Red Star Hotel & Three Rosette Restaurant & Spa. It is not only a place to feel at home and relax, it is a perfect leisure & spa destination. You can have afternoon tea or treat yourself to a spa day.

Olympic Size Swimming Pool and Theatre – Corby

Take advantage of the new fantastic leisure complex.

Beautiful Countryside

The Hunting Lodge Mews is surrounded by ancient woodlands and limestone grasslands, rich in wild flowers. With over 500 miles of footpaths and bridleways, including a large network of waterways.



Corby Station

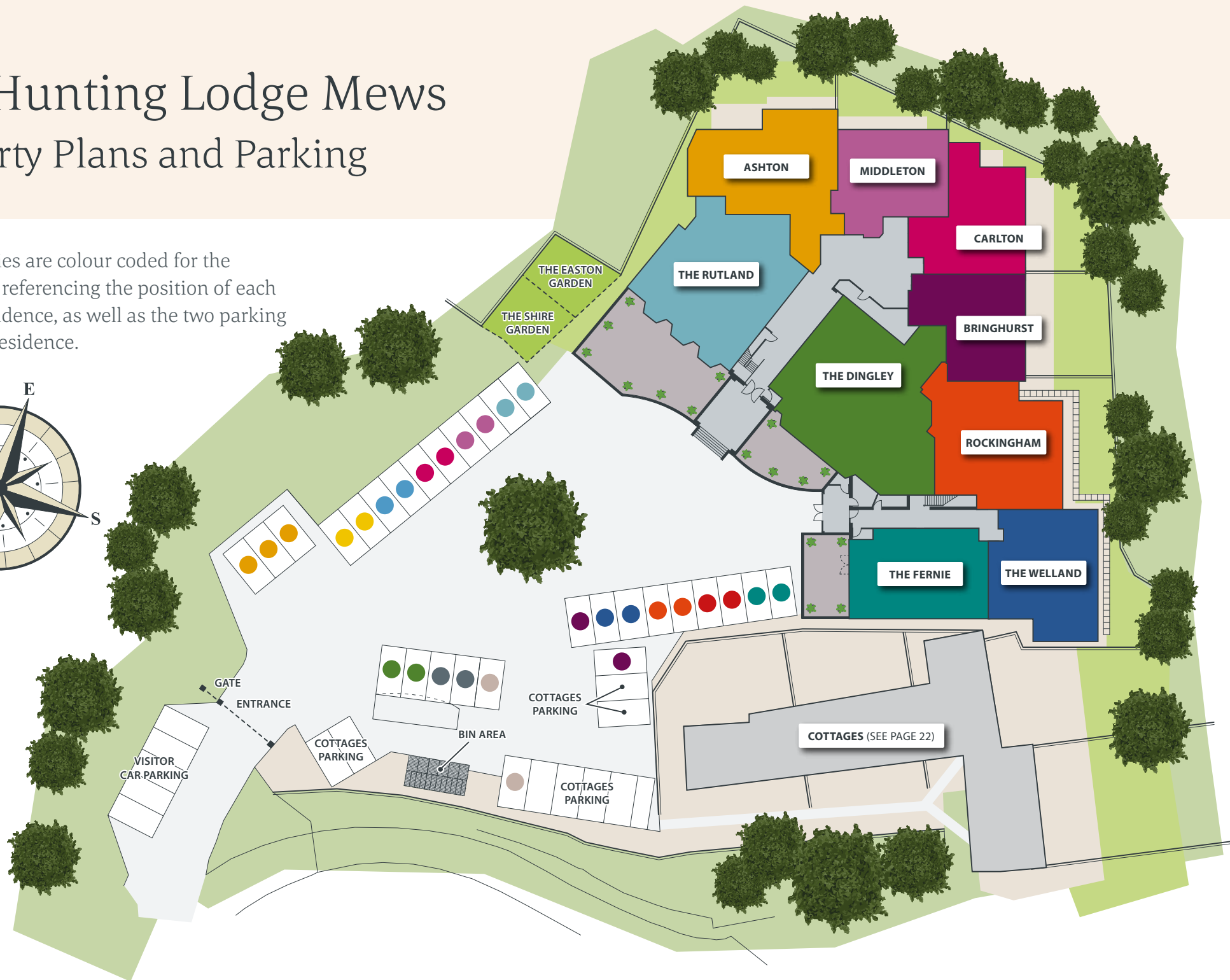
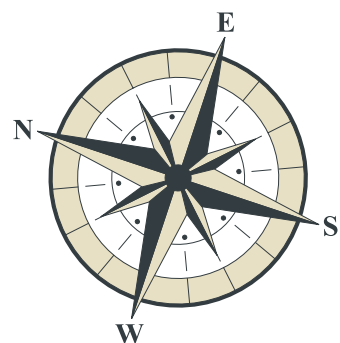
Frequent trains will take you within 70 minutes to London St. Pancras, the Eurostar departure station.

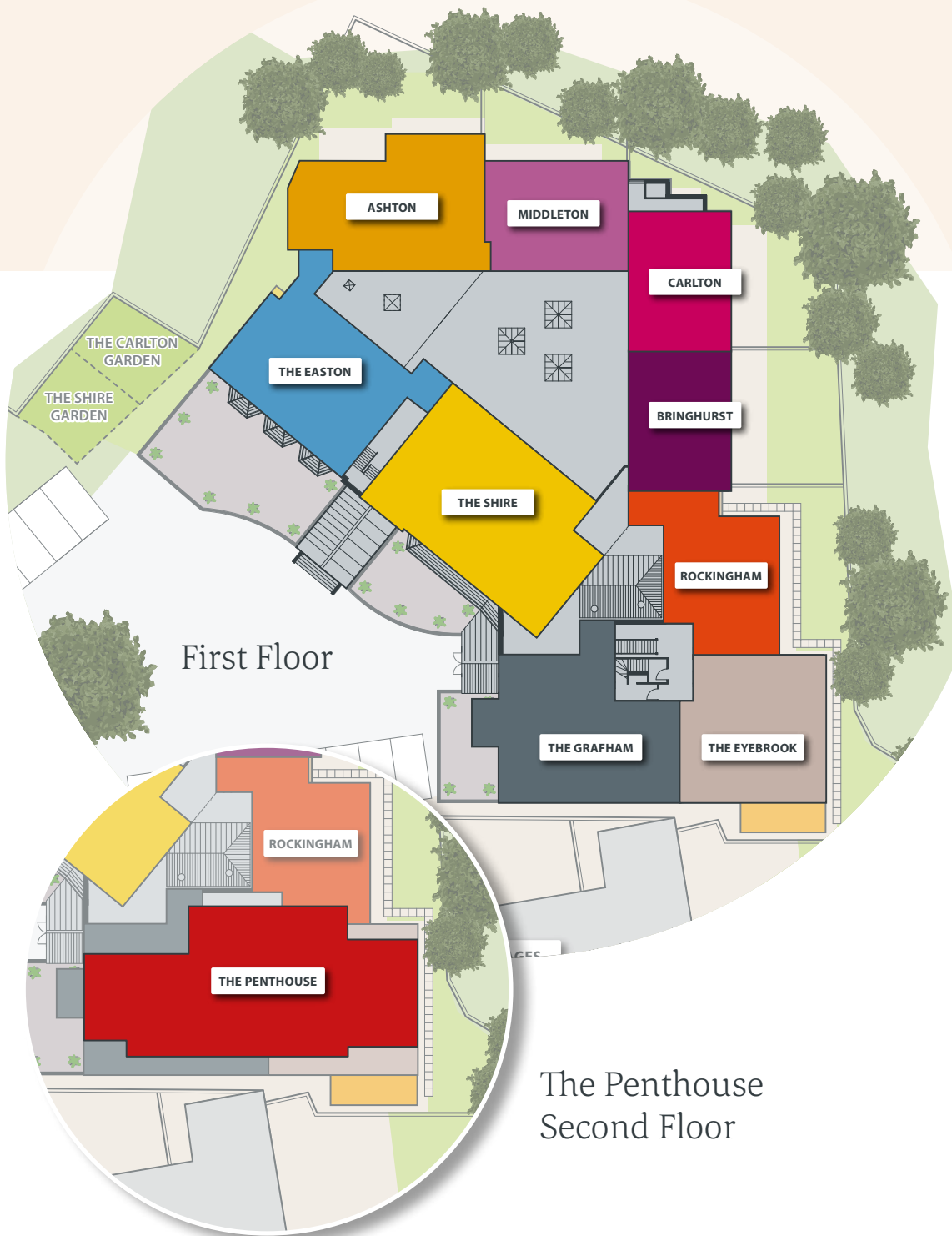
The Hunting Lodge Mews

Property Plans and Parking

The properties are colour coded for the purposes of referencing the position of each detailed residence, as well as the two parking spaces per residence.

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Important information you should know about the properties:

- All dwellings are carpeted and tiled throughout
- Fully tiled bathrooms
- Two allocated car park spaces per property
- Separate spaces for visitors' cars
- Intercom system
- Security cameras
- TV points in all living rooms and bedrooms with full digital service including Sky and BT
- Landline telephone points in living room
- Fully maintained grounds
- All combi-boilers carry a seven year warranty
- Dedicated covered refuse area
- Modest management fee will apply, and for the apartments and town houses will include building insurance

Car Parking

Two parking spaces are allotted to each property owner. The positions are shown on the plan view of The Hunting Lodge Mews. Five further parking spaces are exclusively available for visitors'.

Ashton

Three Bedroom Three Storey Town House

Internal area 2460 sq.ft (approx)

This most spacious exciting town house would ideally suit a couple who wish to enhance their lifestyle with all the comforts.

Ground Floor

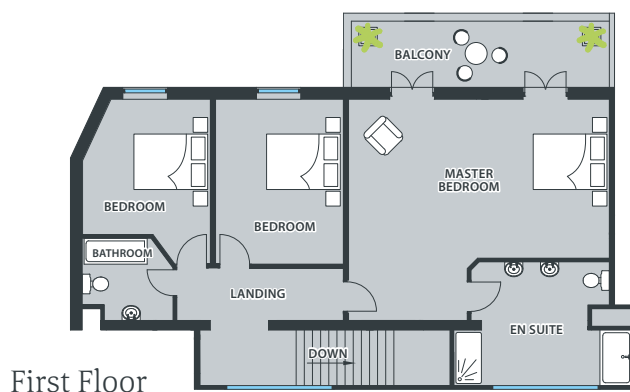
Living Room	7.0m x 8.0m
Kitchen / Dining	6.0m x 7.0m

First Floor

Master Bedroom	7.0m x 6.0m
Bedroom Two	4.5m x 3.5m
Bedroom Three	4.5m x 3.5m



Ground Floor



First Floor

Middleton

Two Bedroom Two Storey Town House

Internal area 1970 sq.ft (approx)

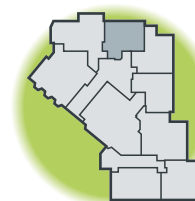
This magnificent property contains all the facilities an owner could wish for.

Ground Floor

Living / Dining Room	7.0m x 6.0m
Kitchen	3.5m x 6.0m

First Floor

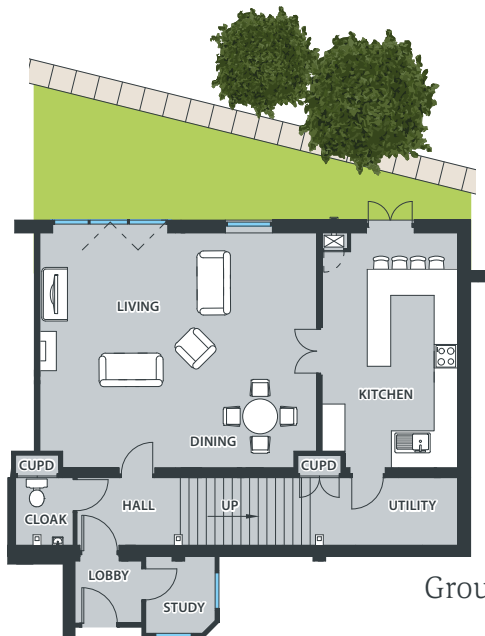
Master Bedroom	6.5m x 6.0m
Bedroom Two	4.5m x 4.0m



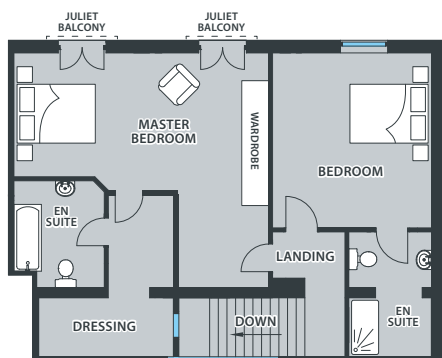
Quality Kitchens

The properties are all splendidly appointed with elegant kitchens and are designed for stylish living with all the qualities for ease of use and functionality.





Ground Floor



First Floor

Carlton

Two Bedroom Two Storey Town House

Internal area 1885 sq.ft (approx)

A most spacious town house for exquisite living.

Ground Floor

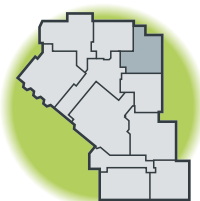
Living / Dining Room 6.8m x 5.8m

Kitchen 5.8m x 3.2m

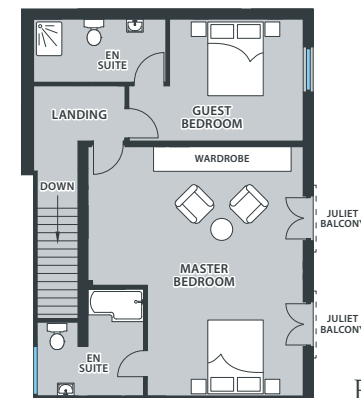
First Floor

Master Bedroom 6.7m x 5.8m

Bedroom Two 4.7m x 3.3m



Ground Floor



First Floor



Digital Technology

The town houses and apartments have had specialist attention to the placement of cabling and electrical power points enabling easy use of all gadgets. The properties have full digital service being cabled ready for Sky and BT.



Bringhurst

Two Bedroom Two Storey
Town House

Internal area 1915 sq.ft (approx)

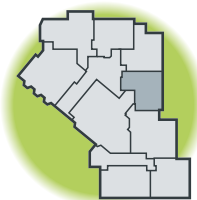
Living at its best within this modern two storey home.

Ground Floor

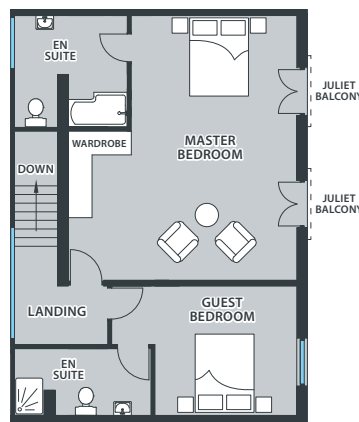
Living / Dining Room 6.9m x 5.8m
Kitchen 5.8m x 3.2m

First Floor

Master Bedroom 6.7m x 5.8m
Bedroom Two 4.7m x 3.3m



Ground Floor



First Floor

Rockingham

Three Bedroom Two Storey
Town House

Internal area 2190 sq.ft (approx)

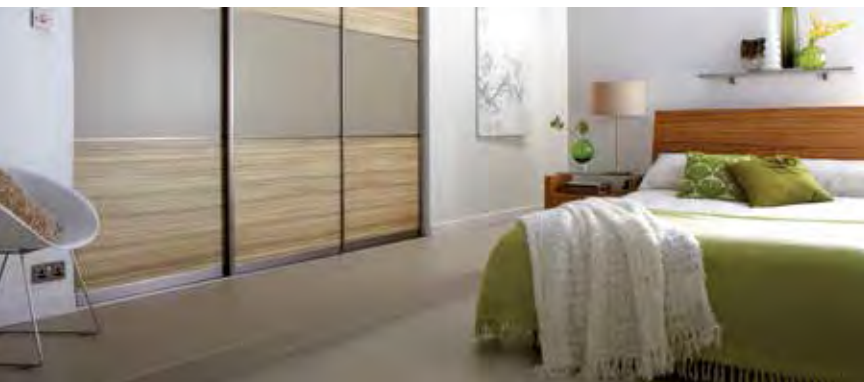
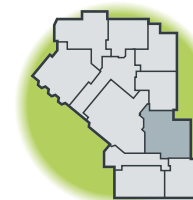
Well planned and exclusive this most spacious home provides stylish living.

Ground Floor

Living / Dining Room 5.8m x 6.7m
Kitchen 3.3m x 5.8m
Bedroom Three 3.4m x 5.0m

First Floor

Master Bedroom 6.7m x 5.8m
Bedroom Two 3.3m x 5.8m



Spectacular Bedrooms

The bedrooms are airy and light and all the master bedrooms are en-suite. With elegantly fitted wardrobes and carpeted throughout every comfort is present.





Ground Floor



First Floor

The Welland

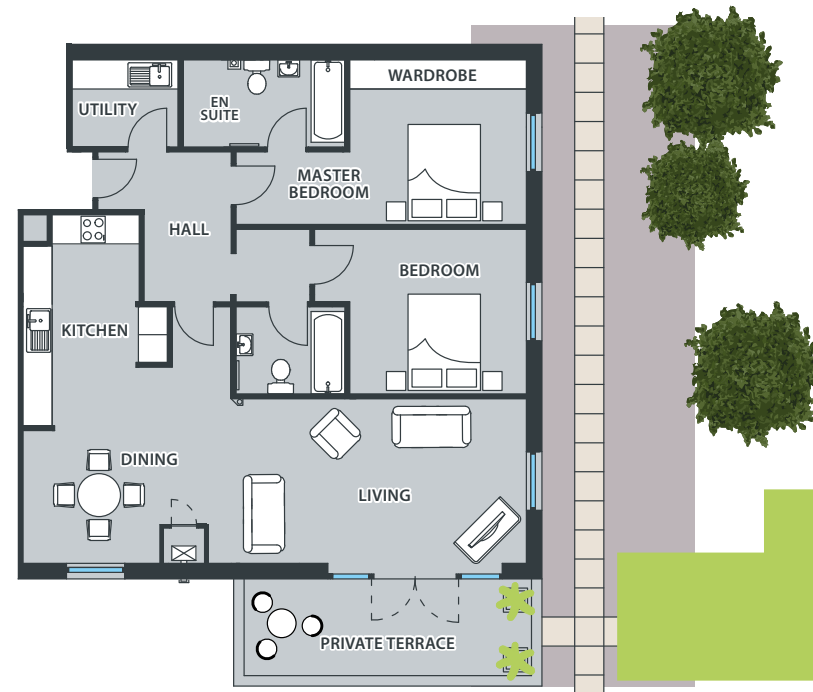
Two Bedroom Ground Floor Apartment

Internal area 1150 sq.ft (approx)

This smaller charming apartment with its own private terrace and garden has a most homely feel.

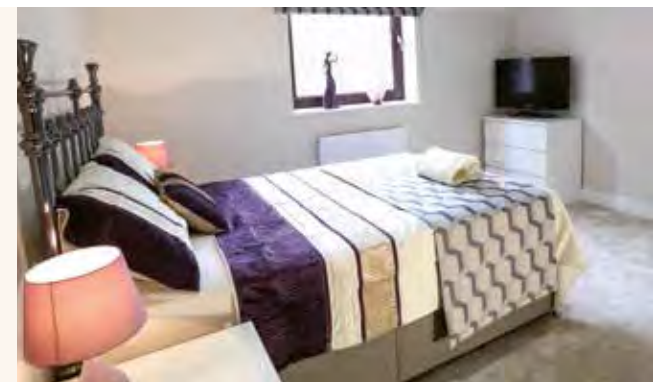
Ground Floor

Living	6.1m x 3.4m
Dining Room	4.3m x 2.7m
Kitchen	2.4m x 4.5m
Master Bedroom	3.4m x 6.0m
Bedroom Two	3.4m x 4.4m



Fine Finishes

Homes of distinction with quality finishes and fittings enable an easy move to a wonderful setting.



The Fernie

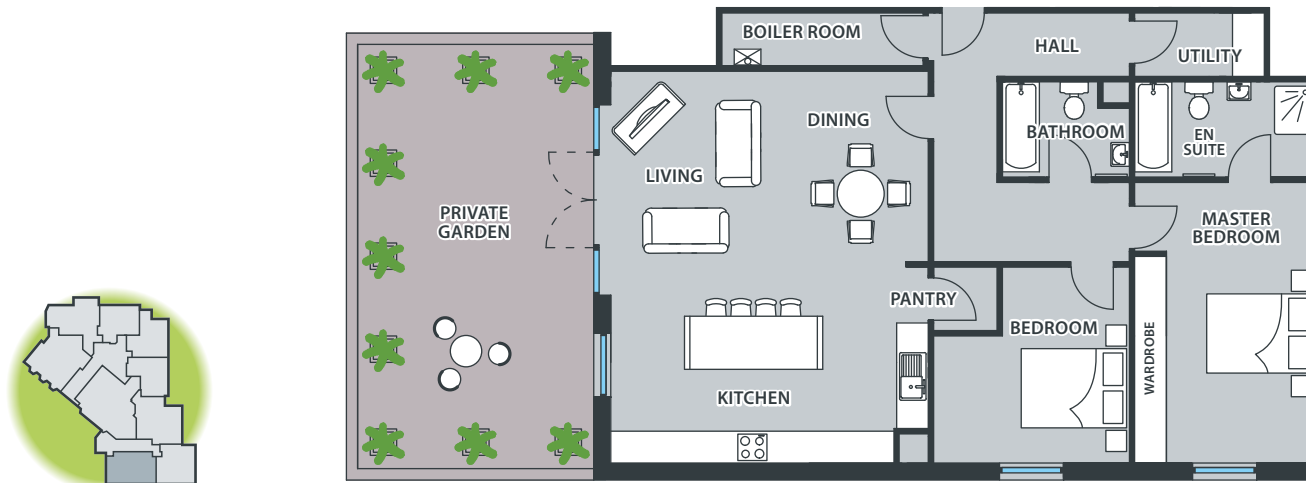
Two Bedroom Ground Floor Apartment

Internal area 1230 sq.ft (approx)

This most appealing apartment, with a most modern feel, benefits from a relaxing garden and views.

Ground Floor

Living / Kitchen / Dining Room	7.4m x 6.3m
Master Bedroom	5.3m x 3.4m
Bedroom Two	3.7m x 3.7m



The Dingley

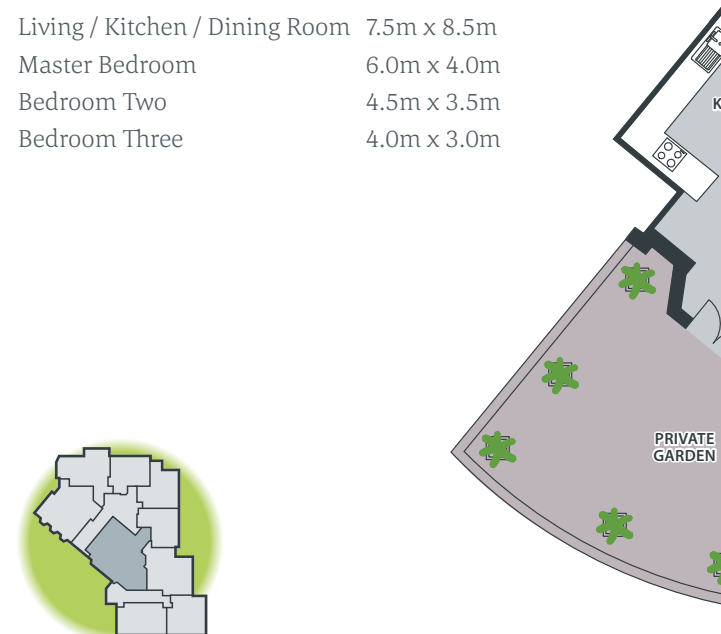
Three Bedroom Ground Floor Apartment

Internal area 2380 sq.ft (approx)

A very modern apartment with open plan study.

Ground Floor

Living / Kitchen / Dining Room	7.5m x 8.5m
Master Bedroom	6.0m x 4.0m
Bedroom Two	4.5m x 3.5m
Bedroom Three	4.0m x 3.0m



Contemporary Styles

The fitments are all quality manufacture and encapsulates the latest designs, all being to high specifications and chosen for style.





The Rutland

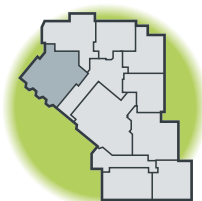
Three Bedroom Ground Floor Apartment

Internal area 1960 sq.ft (approx)

This large well planned apartment has front and rear entrances, a substantial front garden and caters for all needs.

Ground Floor

Living / Dining Room	5.8m x 6.9m
Kitchen	2.6m x 6.9m
Master Bedroom	3.5m x 4.0m
Bedroom Two	3.2m x 8.5m
Bedroom Three	7.2m x 5.1m

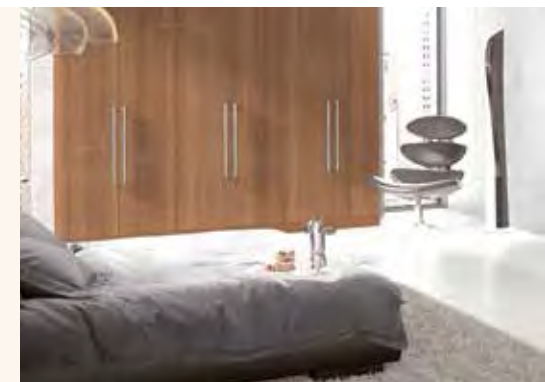


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Architectural Design

These professionally designed homes give relaxed living enabling individual space and style.



The Eyebrook

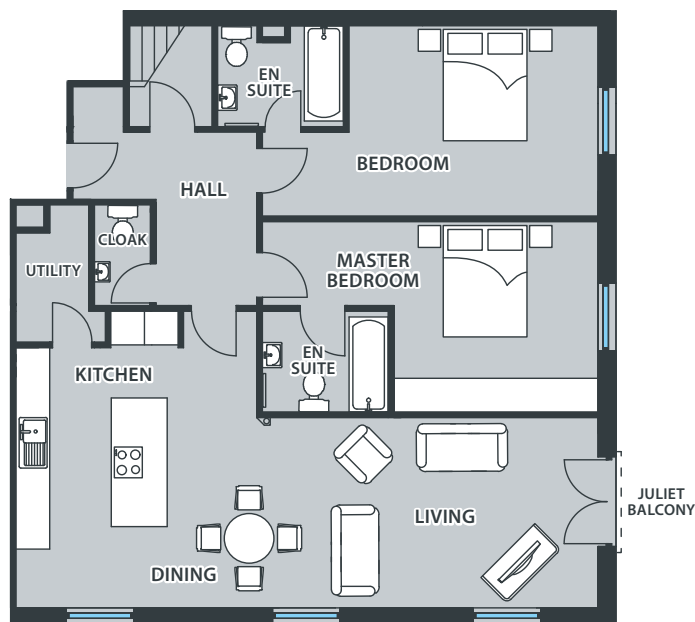
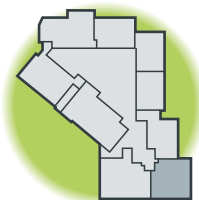
Two Bedroom First Floor Apartment

Internal area 1150 sq.ft (approx)

Character abound with Juliet balcony and so much exclusivity.

First Floor

Living / Kitchen / Dining Room	3.4m x 4.6m
Master Bedroom	3.4m x 6.0m
Bedroom Two	3.4m x 6.0m



The Grafham

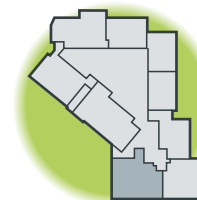
Three Bedroom First Floor Apartment

Internal area 1350 sq.ft (approx)

Large and inviting with balconied living area giving both comfort and space.

First Floor

Living / Kitchen / Dining Room	10.4m x 6.0m
Master Bedroom	3.4m x 5.3m
Bedroom Two	3.7m x 4.2m
Bedroom Three	3.5m x 4.0m



Stunning Bathrooms

All town houses and apartments are fully tiled and fitted to exceptional standard. The cottage bathrooms are designed to suit the particular structures and styled rooms existing in these period properties.



The Shire

Two Bedroom First Floor Apartment

Internal area 1670 sq.ft (approx)

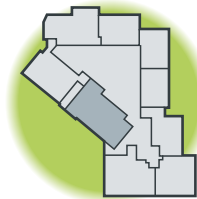
With roof terrace this apartment has every comfort and amenity as well as small garden in the grounds.

First Floor

Living / Kitchen / Dining Room 6.1m x 6.3m

Master Bedroom 4.0m x 5.6m

Bedroom Two 4.7m x 6.9m



The Easton

Two Bedroom First Floor Apartment

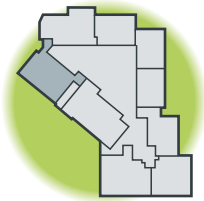
Internal area 1300 sq.ft (approx)

Most cosy with external staircase leading to the garden and exclusive views and living.

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First Floor

Living / Kitchen / Dining Room	4.9m x 7.5m
Master Bedroom	4.0m x 7.5m
Bedroom Two	3.2m x 6.1m
Bedroom Three	2.0m x 2.3m



Grounds

The beautiful mature grounds are maintained on behalf of the residents giving a facility for recreation and relaxation. Enjoyment of the magnificent trees with abundant bird life is enhanced by the seating area and gentle strolling path available at any time.

Maintenance

The common areas including the entrance halls, stairs and windows are maintained and cleaned ensuring high standards of cleanliness and tidiness at all times. The car park and walking areas will be swept and maintained including the drive and entrance.

Security

The car parking is well light by lamp posts to all areas ensuring safety and vision at all times. CCTV operates 24 hours a day covering the entrance gates and main doors.

Each owner has independent control of the main door entrance by voice and door opening control.



Open Spaces Living

For relaxed living and to meet modern needs and desires the design of the town houses and apartments meet the highest expectations with open flowing space.



The Penthouse

Two Bedroom Second Floor Apartment

Internal area 1330 sq.ft (approx)

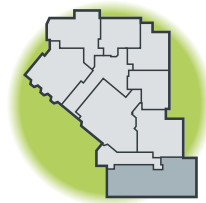
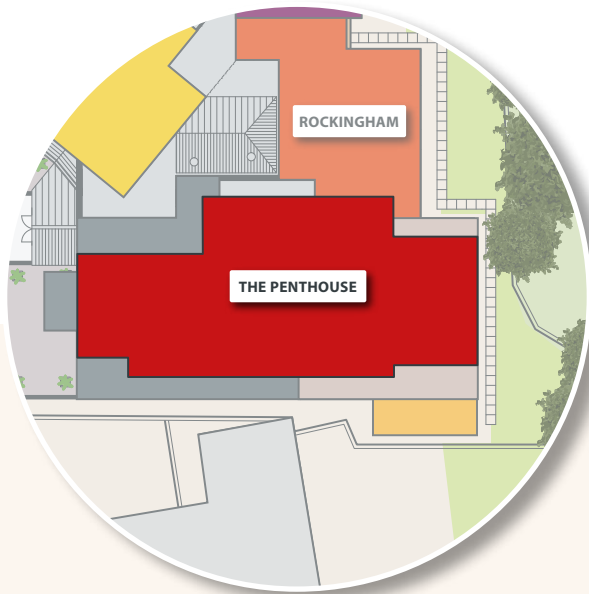
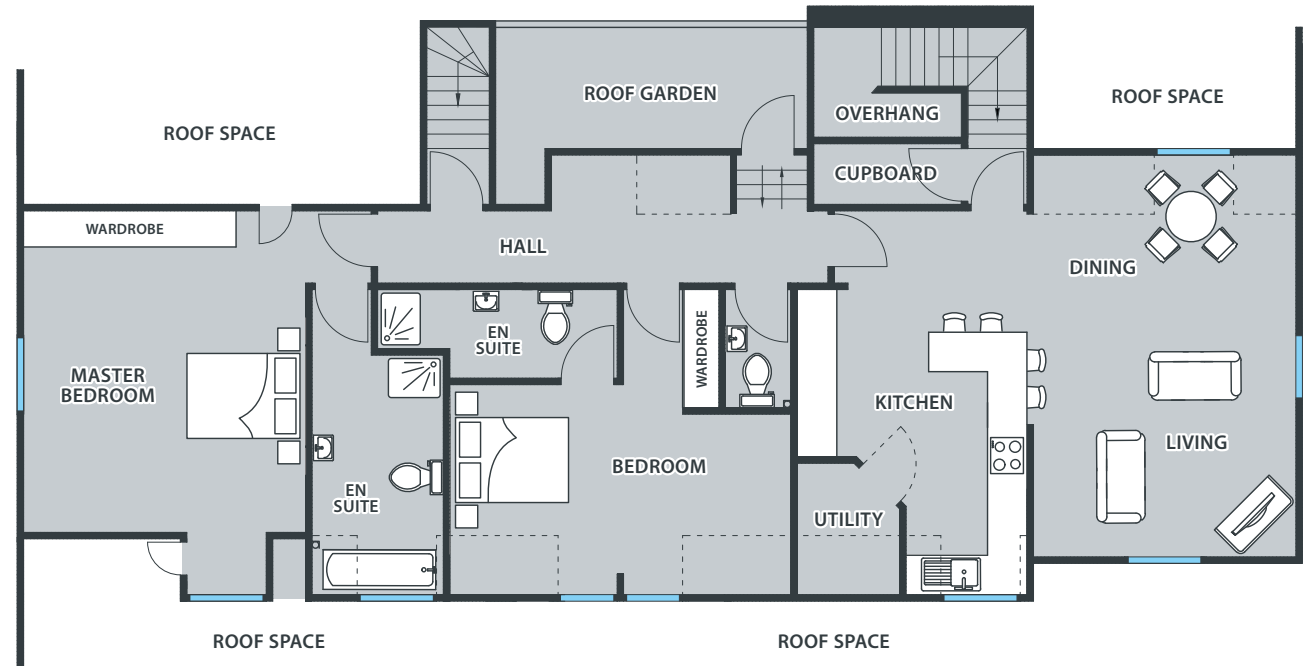
Dazzling exclusivity, stunning roof terrace with magnificent views gives opulent private living.

Second Floor

Living / Kitchen / Dining Room 15.2m x 12.3m

Master Bedroom 11.7m x 8.6m

Bedroom Two 9.3m x 10.4m



The Penthouse

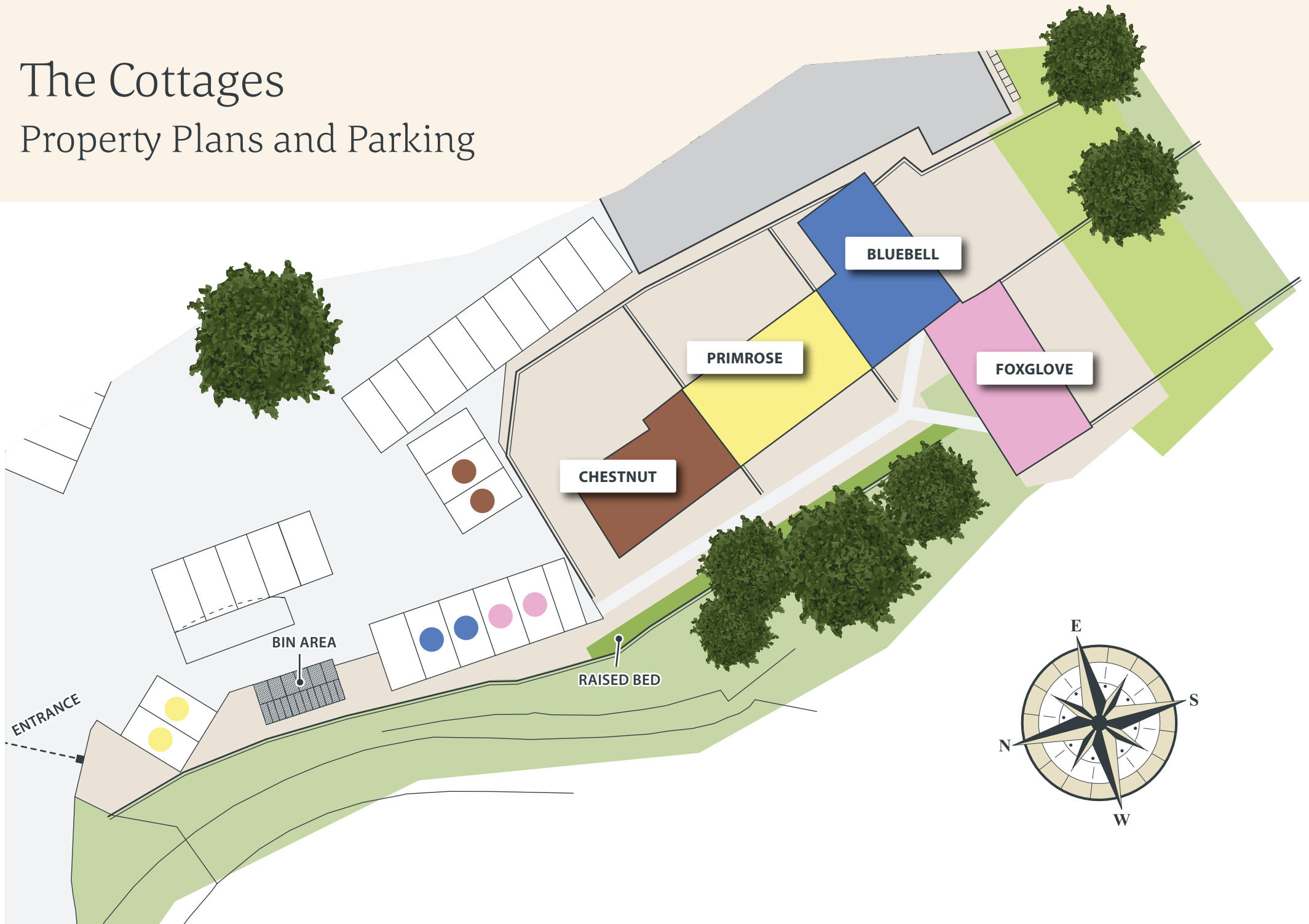
- A beautiful peaceful setting
- Exceptionally well appointed
- Exclusive and unique views
- Exquisite living at its best



The Cottages

Property Plans and Parking

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The Cottages

Quaint and cosy, the cottages have individual gardens with private parking spaces (two per cottage). These iron stone period properties are full of character and hold an air of historic permanence. Individually finished with quality throughout, they meet the home requirements of homely village living.



Chestnut

Two Bedroom Two Storey Cottage

Ground Floor

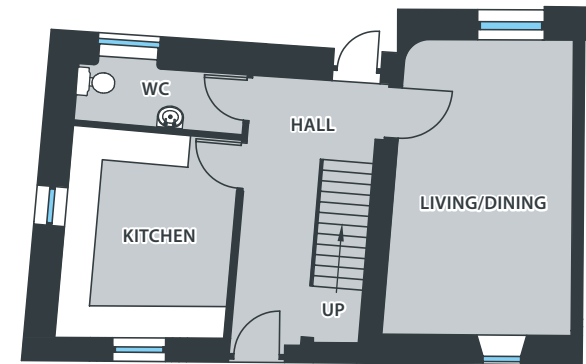
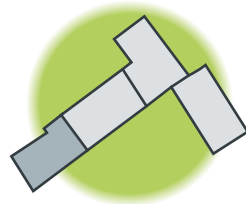
Living / Dining Room 3.6m x 5.6m

Kitchen 3.2m x 4.0m

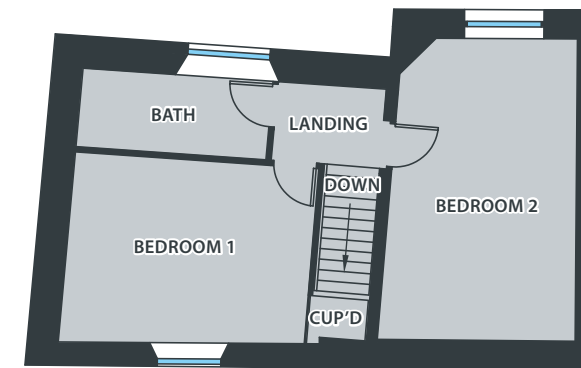
First Floor

Master Bedroom 3.6m x 4.6m

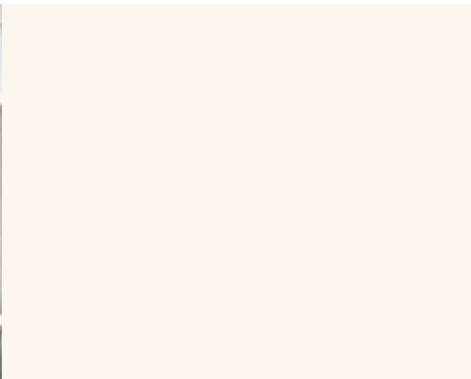
Bedroom Two 3.7m x 5.7m



Ground Floor



First Floor



Primrose

Two Bedroom Two Storey Cottage

Ground Floor

Living / Dining Room 5.6m x 5.6m

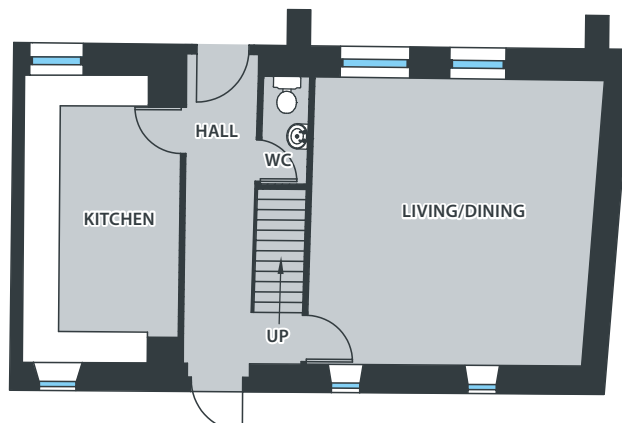
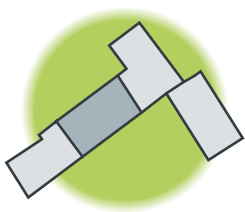
Kitchen 3.0m x 5.6m

First Floor

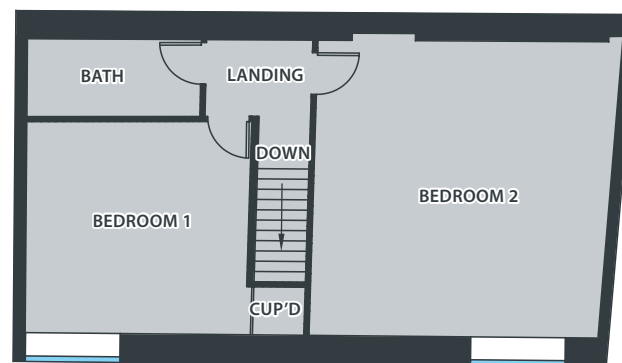
Master Bedroom 4.1m x 4.3m

Bedroom Two 5.7m x 5.9m

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Ground Floor



First Floor

Bluebell

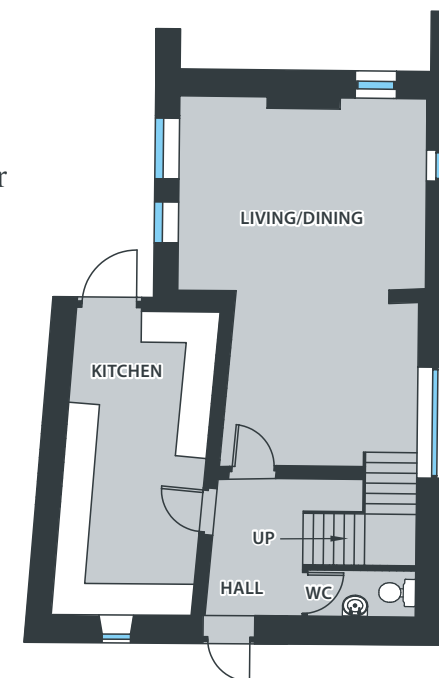
Two Bedroom Two Storey Cottage

Ground Floor

Living / Dining Room 4.8m x 7.2m

Kitchen 2.7m x 5.6m

Ground Floor



Exceptionally Well Appointed

Chosen not only for style but also functionality and endurance the fitments throughout the properties are of the highest quality.



Foxglove

Two Bedroom Two Storey Cottage

Ground Floor

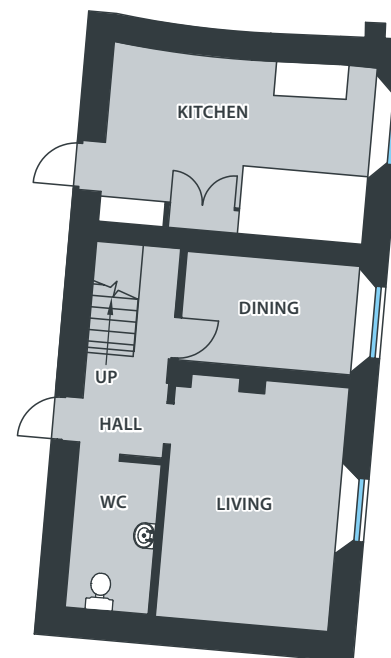
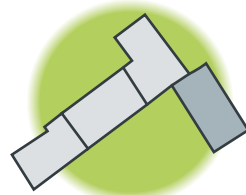
Living / Dining Room 6.9m x 5.8m

Kitchen 5.8m x 3.2m

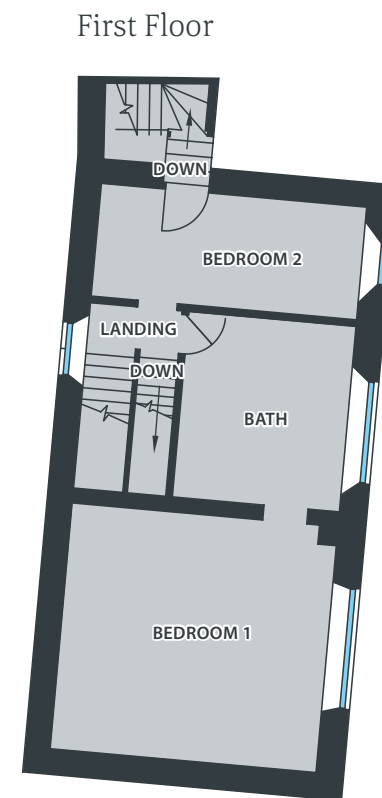
First Floor

Master Bedroom 6.7m x 5.8m

Bedroom Two 4.7m x 3.3m



Ground Floor

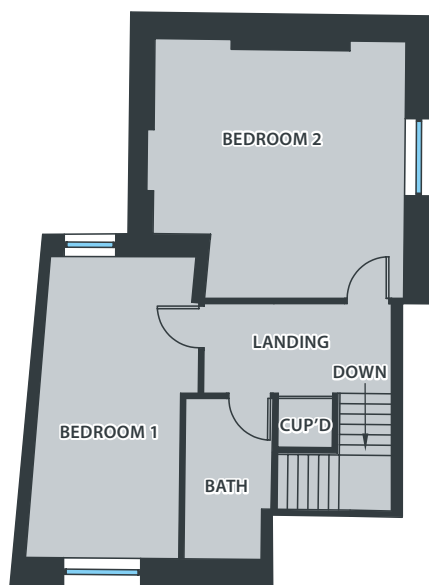


First Floor

First Floor

Master Bedroom 3.8m x 5.9m

Bedroom Two 4.8m x 4.9m



First Floor



Viewing

The property may only be viewed by prior appointment only through King West offices.

Telephone 01858 435970

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Directions

From M1 Junction 15

Join the A43 at Northampton and follow the signs for Kettering / Corby.
When you reach the A14 follow the steps below.

From the M1 Junction 19 / M6

Join the A14 and follow the signs for Kettering / Corby. Turn off onto the A43 (Corby / Stamford).

Drive a short distance on the A43 until the next roundabout where you turn onto the A6003 signposted Corby / Oakham.

Remain on the A6003 and turn left at the roundabout A427 (Market Harborough). After approximately 400m turn right, signposted Cottingham.

After some 500m bear to the right, drive to the bottom of the hill in Cottingham (village shop on left) and turn left. At the bottom of this hill you will see our sign "The Hunting Lodge Mews".

The Hunting Lodge Mews
High Street
Cottingham
Market Harborough
Leicestershire
LE16 8XN

www.huntinglodgemews.com

Important Notice

King West their Agents [if any] and clients give notice that:

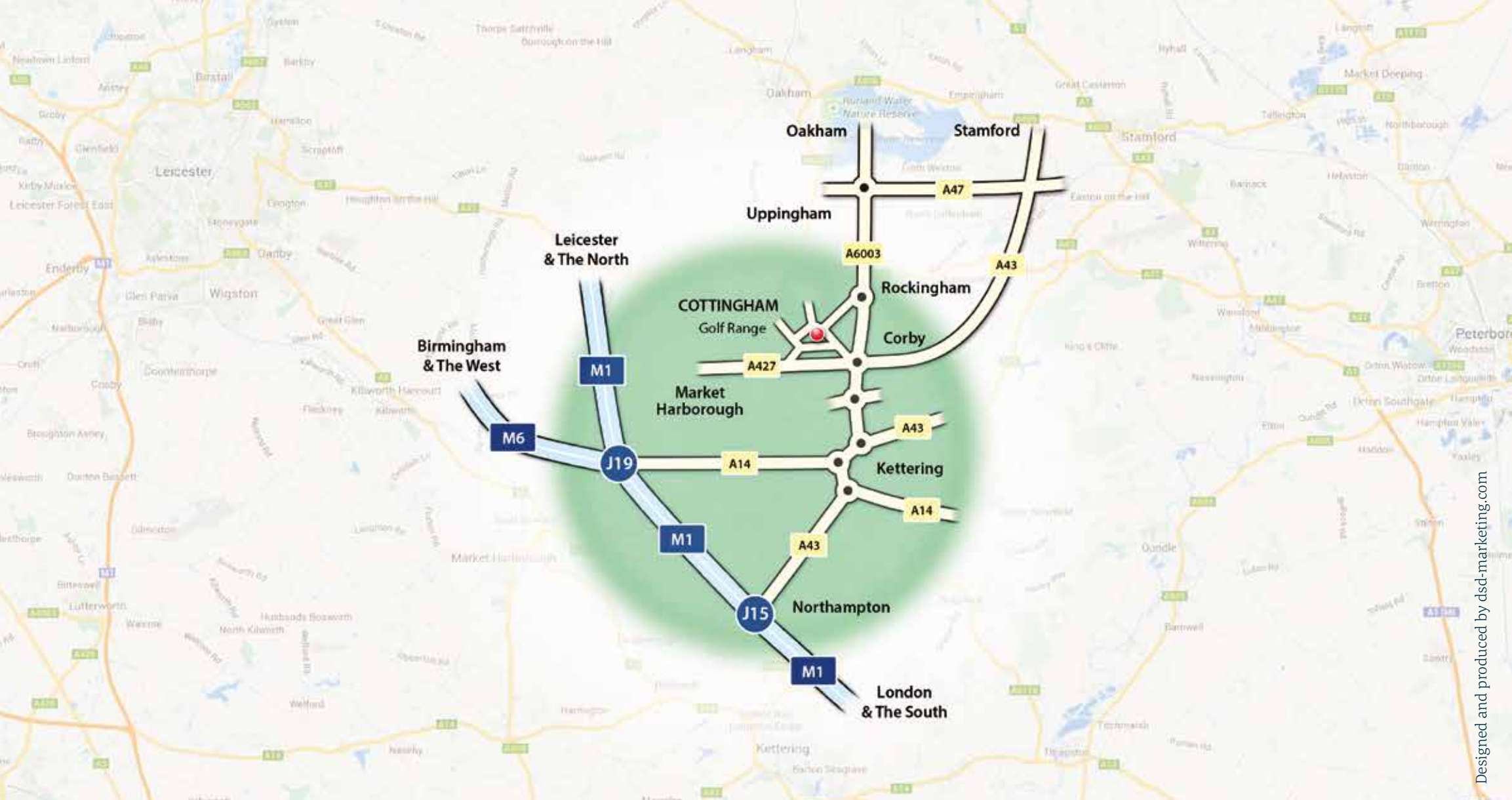
1. These property particulars should not be regarded as an offer, or contract or part of one. You should not rely on any statements by King West in the particulars, or by word of mouth or in writing as being factually accurate about the property, nor its condition or its value. We have no authority to make any representations or warranties in relation to the property either here or elsewhere and accordingly any information given is entirely without responsibility and for the prospective purchasers to conduct searches and take appropriate professional and legal advice.
2. The photographs illustrate parts of the property and grounds as were apparent at the time they were taken. Any area measurements or distances are approximate only.
3. Any reference to the use or alteration of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.
4. King West have not tested any services, equipment or facilities the buyer or lessee must satisfy themselves by inspection or otherwise.

These particulars are intended as a guide and must not be relied upon as statements of facts.
Your attention is drawn to the important notice on the opposite page.

KING WEST

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Offices - London • Northampton • Market Harborough • Stamford





The
HUNTING LODGE
MEWS

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