



CROWN HOUSE

WAKERLEY ROAD, BARROWDEN

JAMES
SELICKS



“ ... FLEXIBLE AND SPACIOUS ACCOMMODATION ... ”

Originally built in the 1800s, Crown House is a beautifully-presented, three-bedroom limestone cottage with flexible and spacious accommodation, a southwest facing garden, private driveway, and a newly built double garage, all sitting in the heart of the sought-after village of Barrowden.

Kitchen, Utility Room • Four Reception Rooms • Boot Room, Downstairs Shower Room • Basement Room • Three Double Bedrooms • Spacious Bathroom • Southwest Facing Garden • Large Double Garage, Off-Road Parking • Sought-After Village Location • EER - D •

Accommodation

Crown House offers expansive accommodation arranged over two floors with the added benefit of a basement level room. The ground floor in brief comprises a kitchen, four reception rooms, a utility room, a large boot room and a ground floor shower room.

The kitchen has a good range of fitted units with quartz worktops and wonderful timber floors. There is an integrated fridge and space for both a large Range style cooker and a dishwasher. A door from the kitchen opens into the large utility room providing further storage, a pantry and space for white goods whilst also providing access to a spacious and vaulted reception room, currently used as a study/snug but could be utilised in a variety of ways. There are two further reception rooms in the property, a dining room, and a more formal living room. The dining room has a window to the front and an archway to the rear flowing into a garden room that has a door opening out to the sunny south-west facing garden. The dining room also provides access both to the first floor and to the basement room that is currently used as an office/studio. Double doors opening from the dining room into the light and airy, dual aspect living room that has an exposed brick fireplace with a log burner inset.

On the first floor there are three double bedrooms and a family bathroom. The principal bedroom is a large double with a window overlooking the garden. The second bedroom, again a double bedroom, but benefitting from built-in wardrobes. The third bedroom, although the smallest, still fits a double bed and has a window looking out to the front. All three bedrooms are served by an incredibly generous family bathroom comprising a large bath, walk in shower, wash hand basin and low flush lavatory.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating. Council Tax Band F.



Outside

At the front of the property there is a large block-paved driveway providing off-road parking and access to the double garage/workshop, which is large with ample space for two cars, plus storage. There is a pedestrian hand gate beside the garage leading to the rear garden. The beautifully-landscaped, southwest facing garden provides a mixture of hard-landscaped, lawn and mature planting creating a wonderful space to enjoy throughout the seasons. The garden is fully enclosed with brick and stone walls on all sides, giving it a great degree of privacy and security.

Location

Barrowden is a pretty village set around a green with views of the rolling hills of Rutland. Local village amenities include a doctor's surgery and pharmacy, a village shop and a pub, The Exeter Arms. The local town of Uppingham is close by and provides excellent shopping facilities as well as bars and restaurants. Situated close to the A47, Barrowden is well located for Leicester, Peterborough, Corby, and Kettering. These 4 centres all have main line train services and the ability of reaching London within the hour.

Tenure

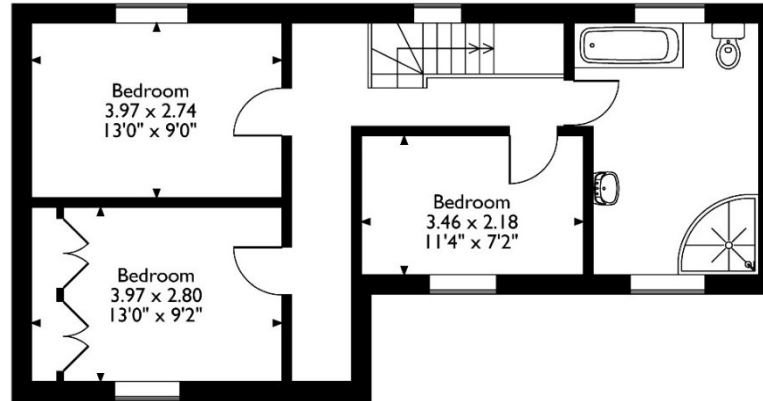
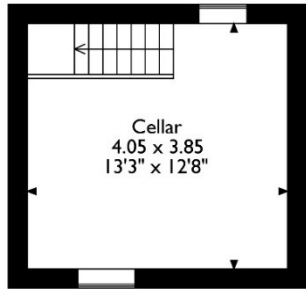
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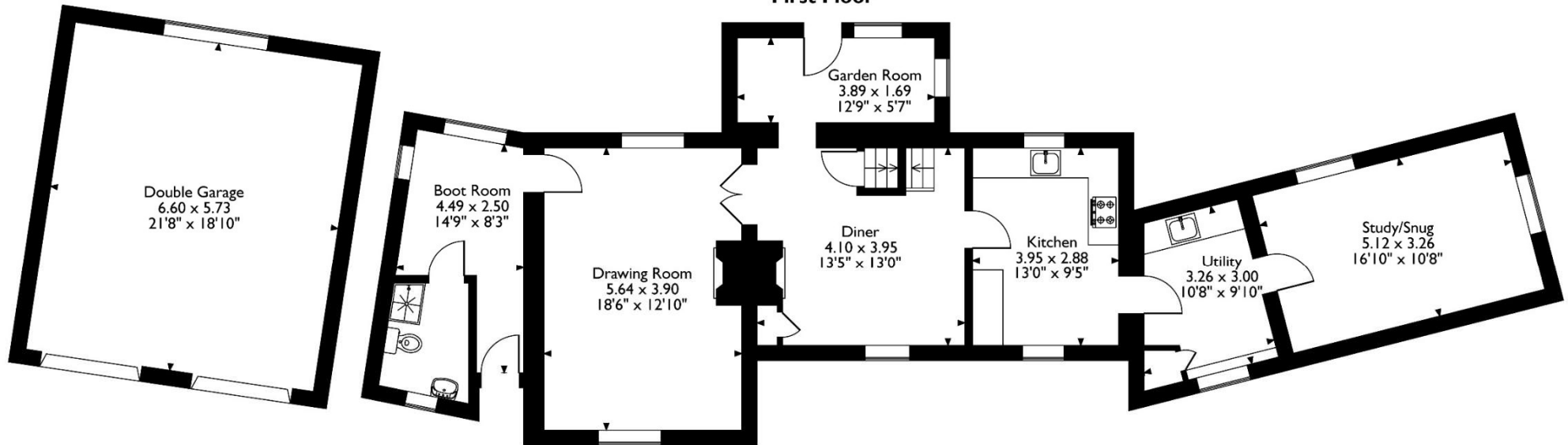
Crown House, 8 Wakerley Road, Barrowden, Oakham, Rutland LE15 8EP

House Total Approx. Gross Internal Floor Area incl. Garage = 2227 ft² / 207 m²

Measurements are approximate, not to scale, illustrative purposes only.



First Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	76 C
39-54	E		
21-38	F		
1-20	G		

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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.