



GARDEN FARM

MAIN STREET, WARDLEY

JAMES
SELICKS



“... SUBSTANTIAL, STONE-BUILT FAMILY HOME ...”

Originally built in the 1800s, Garden Farm is a substantial, stone-built family home standing in approximately 1.7 acres of grounds and offering extensive and spacious accommodation with outbuildings and a private driveway, all sitting at the edge of the quiet and well-located village of Wardley.

Spacious Feature Entrance Hall • Open Plan Dining Kitchen • Four Reception Rooms • Utility Room, Downstairs Cloakroom • Four Bedrooms • Four Bath/Shower Rooms • Grounds Extending to Approximately 1.7 Acres • Outbuildings, Ample Parking • Countryside Views • EER - E •

Accommodation

Garden Farm has been well-maintained by the current owners for the last 25+ years and in brief comprises a breakfast kitchen, five reception rooms, a study, utility, and downstairs cloakroom, four bedrooms and four bath/shower rooms.

On the ground floor, you enter the property into a spacious reception hall with ample storage space and access to the study, downstairs cloakroom and stairs rising to the first floor. This room's main feature is the log burning stove creating a wonderfully warm welcome upon arrival.

To the centre of the property is the large and light, dual aspect breakfast kitchen and garden/dining room. The breakfast kitchen is at the front of the property with a comprehensive range of shaker style units, a large island with timber top and ample space for both integrated and free-standing appliances.

There are two steps up that flow through to the garden/dining room that has bi-folding doors to two elevations and a large roof lantern providing plenty of light and views over the patio and garden beyond. The utility room is accessed from here providing further storage, space for further white goods and a door out to the rear of the property.

A door from the breakfast kitchen provides access to the further three reception rooms.



Accommodation continued...

Firstly, there is the large formal living room with a vaulted ceiling and exposed beams, windows to the front and French doors opening out to the rear garden. There is an ironstone feature fireplace and a spiral staircase rising to a mezzanine level offering a great space to be utilised in a variety of ways. Beyond the formal living room is a further 30ft. reception room, again with a vaulted ceiling and exposed beams. It is currently used as a family room and has French doors opening into a conservatory offering views over the front garden.

To the first floor there are four double bedrooms, three of which are complemented by their own ensuites with the fourth being served by a separate shower room.

Outside

The property is accessed off Main Street onto a large, gravelled driveway providing ample off-road parking and access to the outbuildings. To the left of the driveway is a large, south-facing front garden, mainly laid to lawn with a variety of mature borders, hedging or fencing on all sides and a beautifully landscaped seating area with a raised pond.

The property has generous and well-manicured grounds of approximately 1.7 acres wrapping around all sides that is predominantly laid to the lawn with an array of mature borders, specimen trees and hedging creating year-round interest and a great degree of privacy. There is a spacious patio to the rear with steps leading up to the garden and the heated swimming pool.

“... GENEROUS AND WELL-MANICURED
GROUNDS OF APPROX. 1.7 ACRES
WRAPPING AROUND ALL SIDES ...”





Location

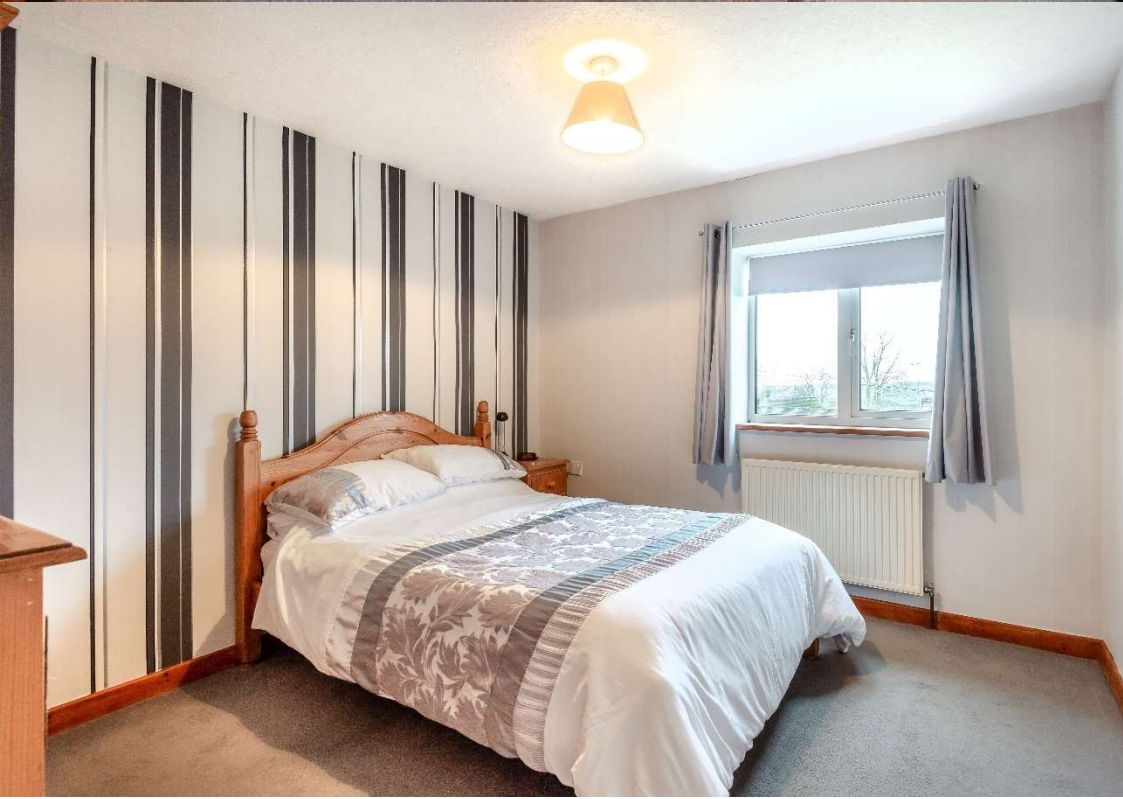
Wardley is a picturesque village located only two miles from the market town of Uppingham, within easy reach of the A47 and offering stunning views over woodland areas. Local amenities catering for all day-to-day needs are available in the market towns of Uppingham, Oakham and Market Harborough. Leisure activities in the area are many and varied with some beautiful countryside where one can ramble, cycle, or just spend time at Rutland Water where there are further pleasures to be enjoyed including sailing, fishing, windsurfing etc. The area is well served by popular schooling in both the state and private sectors.

Services & Council Tax

The property is offered to the market with a private water supply, private drainage, and oil-fired central heating. Council Tax Band F.

Tenure

Freehold

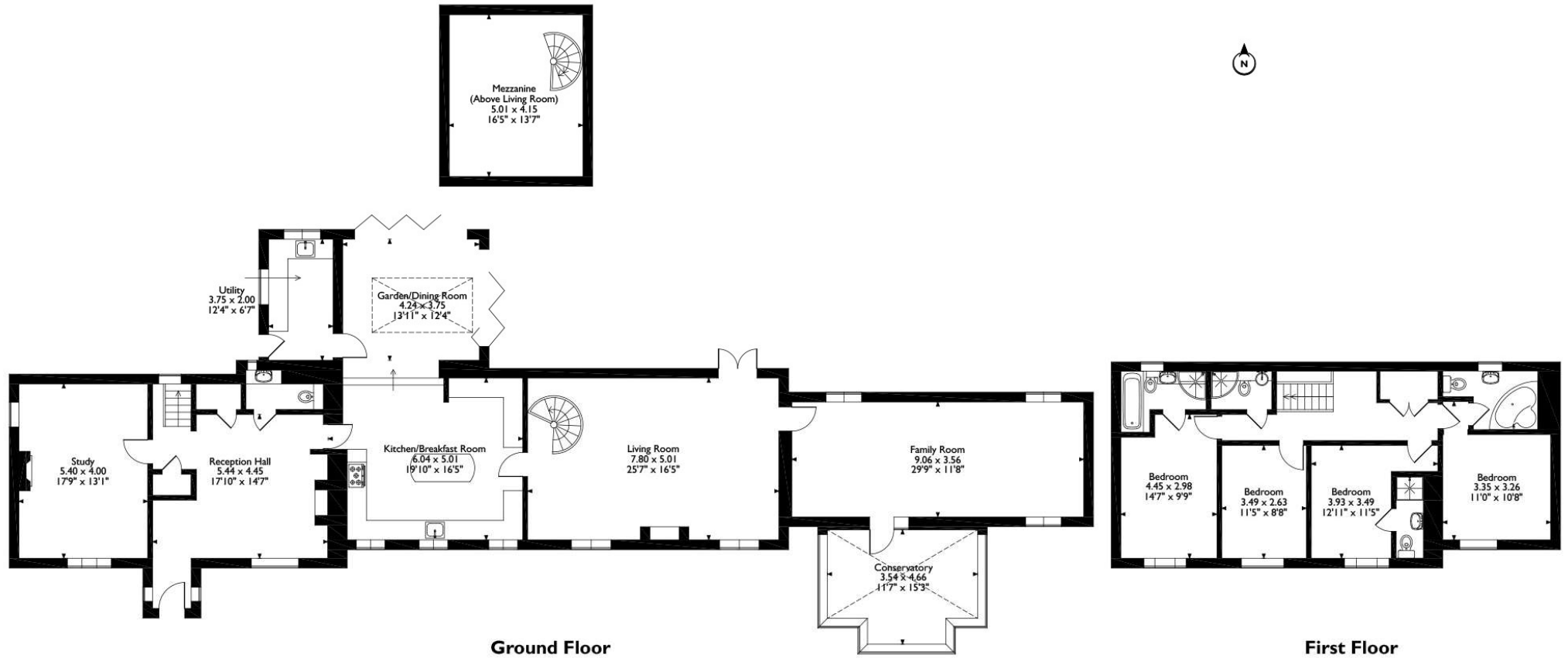




Garden Farm, 2 Main Street, Wardley, Oakham, Rutland LE15 9AZ

House Total Approx. Gross Internal Floor Area = 3207 ft² / 298 m²

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



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		70 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Important Notice

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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.