



THE WHITE HOUSE
TEIGH ROAD, ASHWELL

JAMES
SELICKS



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

The White House, originally built in the late 18th century, is a recently-renovated and extended semi-detached cottage with spacious and flexible accommodation sitting on a fantastic plot surrounded by beautiful countryside on the edge of the popular village of Ashwell.

Approx. 1000 ft² Open Plan Living Kitchen • Fully Equipped Study • Utility Room, Downstairs Cloakroom • Ground Floor Ensuite Bedroom • Three Further Bedrooms, Two Ensuites • Large Plot • Extra Large Double Garage • Countryside Views • NO CHAIN • Adjoining Paddock & Agricultural Building Available by Separate Negotiation •

Ground Floor

The ground floor in brief consists of a spacious entrance hall, an impressive open plan living kitchen, fully equipped study, utility room, downstairs cloakroom and a ground floor bedroom suite.

The incredible open plan living kitchen benefits from underfloor heating and covers approximately 1000 ft² with bi-fold doors opening out to the patio and garden extending the internal living space and creating a wonderful flow from in to out. The kitchen area itself has a comprehensive range of bespoke-built units with two large islands, a variety of integrated appliances including a Miele dishwasher and a roof lantern above allowing plenty of light. The kitchen and dining spaces flow round into a spacious living room with a large picture window and a feature fireplace housing an electric burning effect stove.

Adjacent to the kitchen is the study and a utility room, the study has bespoke built cabinetry and the utility provides further storage and space for white goods. The ground floor is completed by a ground floor double bedroom with built-in wardrobes and an ensuite shower room.



First Floor

A light and airy landing gives way to the further bedroom and bathroom accommodation. There are three bedrooms, a standard double and then two exceptionally large double bedrooms, both complemented by built-in wardrobes and spacious ensuite bathrooms.

Outside

The White House is set in a generous plot of approximately a third of an acre and is surrounded by beautiful countryside views. To the front of the property there is a large gravelled providing ample off-road parking and access to the detached double garage, a front lawn and pathway leading to the front door.

A pedestrian access between the house and the garage gives way to the rear garden. The rear garden has been beautifully-landscaped and separated into a spacious patio for seating with the addition of a summerhouse, a generous lawn and a vegetable garden with a shed and greenhouse. The garden is fenced or hedged on all sides providing a great degree of privacy.

Available by Separate Negotiation

Adjacent to the property is a fenced paddock of approximately a third of an acre complete with a newly constructed, 9x6 metre, wood framed and clad building with a fibre cement board roof. There are large double entrance doors and a personnel door for access. The present planning consent is for storage of agricultural machinery and any change may require planning consent.

“... SURROUNDED BY BEAUTIFUL
COUNTRYSIDE VIEWS ...”



Location

Ashwell is a small village situated in the rolling countryside, whilst only being a short drive away from the historic market town of Oakham and its amenities, Ashwell itself has an active village hall, a garage, the Rutland Garden Village with a range of shops and a cafe, an annual village fete and well-attended 14th century church. The area is renowned for its excellent schooling offering Beacons of Exceptional Practice. The East Coast main line provides intercity rail services from Peterborough to London and the Northeast. The location is perfect for both commuters and those looking for more peaceful living.

Services & Council Tax

The property is offered to the market with all mains services and oil-fired central heating.

Rutland County Council – Tax Band E

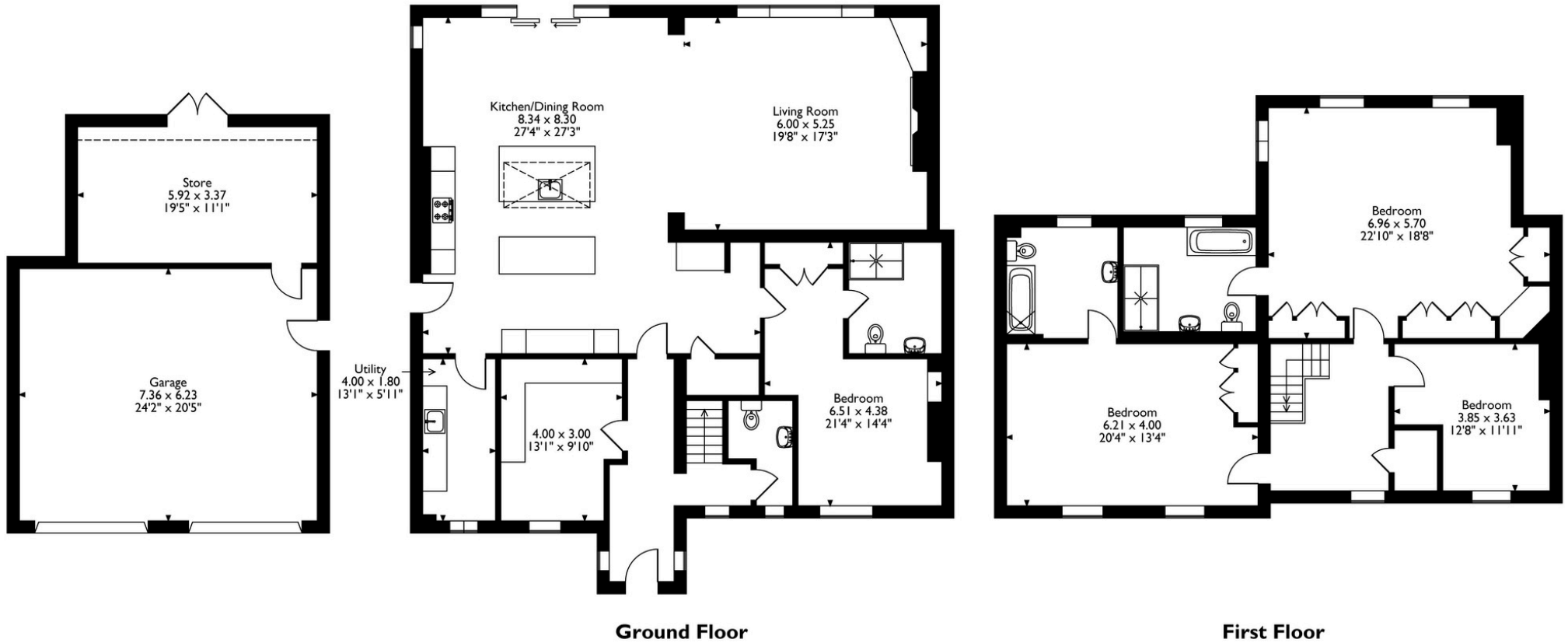
Tenure

Freehold





The White House, 7 Teigh Road, Ashwell, Oakham, Rutland LE15 7LR
House Total Approx. Gross Internal Floor Area incl. Garage = 3542 ft² / 329 m²
Measurements are approximate, not to scale, for 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		
55-68	D	66 D	76 C
39-54	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.