



MANOR COTTAGE
CEDAR STREET, BRAUNSTON

JAMES
SELICKS



“... BEAUTIFULLY-PRESENTED CHARACTER HOME ...”

Manor Cottage is a beautifully-presented character home offering four-bedrooms and deceptively spacious accommodation sitting in a quiet corner overlooking the village green in the popular village of Braunston.

Dining Kitchen • Two Reception Rooms, Study • Downstairs Cloakroom
• Four Bedrooms • Shower Room, One Ensuite • Off-Road Parking,
Garaging • South-Facing Cottage Garden • Village Location • EER - E

Ground Floor

Manor Cottage has been beautifully updated and modernised by the current owners with its original character remaining throughout. The ground floor in brief consists of a spacious, L-shaped dining kitchen, two reception rooms, a study and a downstairs cloakroom.

The impressive dining kitchen offers plenty of space for both dining and seating areas. The kitchen area itself has a comprehensive range of bespoke fitted units with a variety of integrated appliances plus space for a Range style cooker, American style fridge freezer and free-standing dishwasher. There is a large central island and a French door opening out to a patio.

An archway from the dining kitchen flows through to the main reception room, a light and airy room with a window overlooking the pretty gardens, stairs rising to the galleried landing and a feature fireplace with a log burner inset. The front porch sits just off the main reception room with exposed stonework, original stone steps and a door opening out to the sunny cottage garden. The second reception also has a window overlooking the garden, a log burning stove and an archway flowing back round into the dining kitchen. The ground floor is completed by an inner hallway giving access to a fully equipped home office and a downstairs cloakroom.



First Floor

To the first floor, the galleried landing gives way to the bedroom and bathroom accommodation. The master bedroom sits to the front of the property with lovely views over the garden and village green beyond and is complete with a dressing area and ensuite bathroom. There are two further double bedrooms, both with built-in wardrobes and a single bedroom sitting to the rear of the property. These three bedrooms are served by a separate shower room comprising a large walk-in shower, wash hand basin, low flush lavatory and heated towel rail.

Outside

Externally, the property has a very well-established and pretty cottage garden with a southerly-orientation and hedged on all sides creating a wonderfully private space. This property has one of the prettiest views in the village looking out over the village green and church beyond.

The garden wraps round to the right-hand side of the property as looking at it from the front, round to a terrace area that is accessed off the double doors from the kitchen. This provides a private entertaining space. To the rear there is also off-street parking through double gates and a single garage.



“... ONE OF THE PRETTIEST VIEWS
IN THE VILLAGE ...”

Location

The idyllic village of Braunston is just two miles from the pretty market town of Oakham, the capital of Rutland (the country's smallest county), voted one of the best places to live in England by the Sunday Times. Oakham and the surrounding area benefits from great transport links (Inc. A direct rail link to Kings Cross/St Pancras), excellent public and private schools and stunning countryside (Inc. Rutland water with its extensive range of outdoor pursuits).

Services & Council Tax

The property is offered to the market with all mains services and oil-fired central heating. There is electric underfloor heating in the study and both first floor bathrooms.

Rutland County Council –Tax Band F

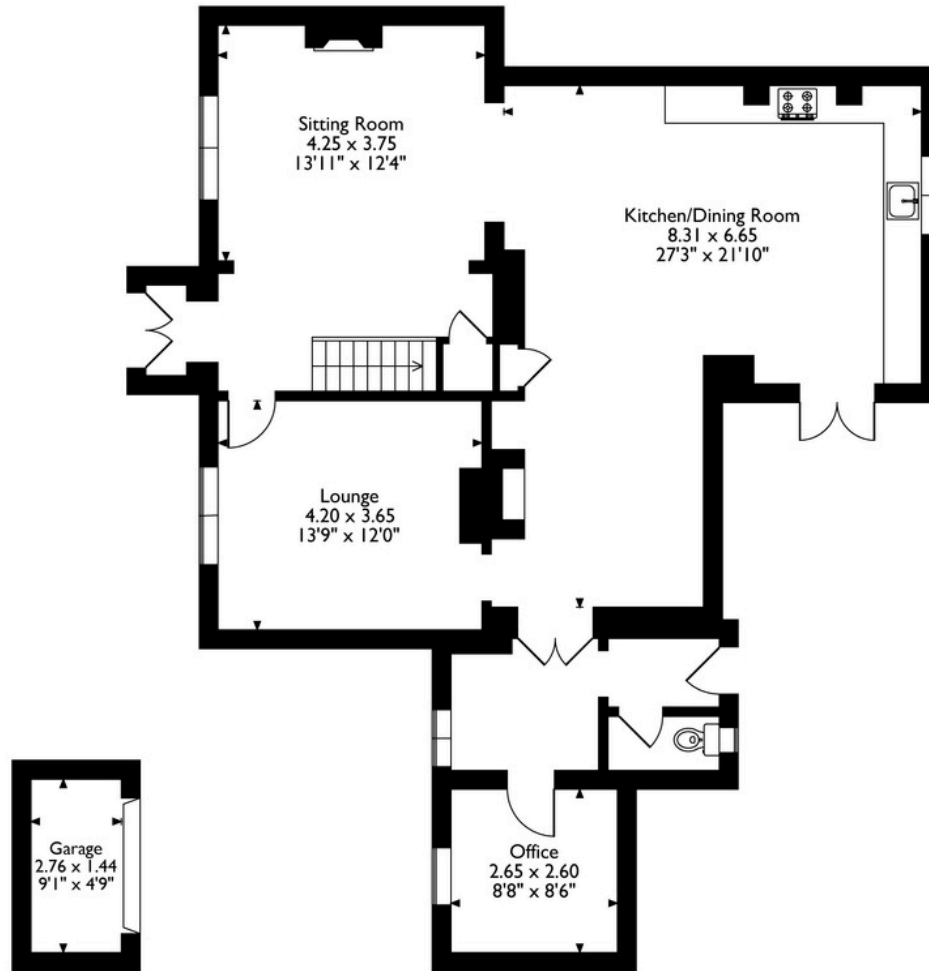
Tenure

Freehold

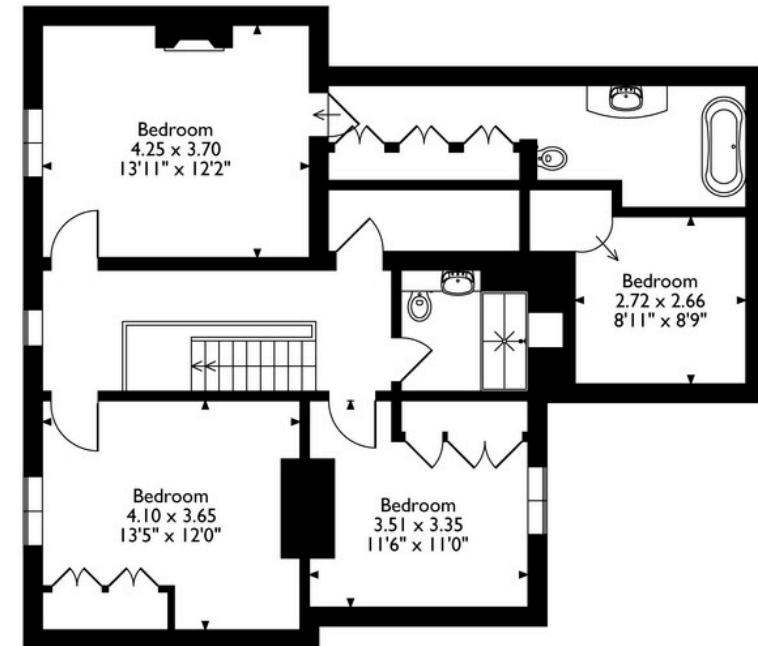




Manor Cottage, 10 Cedar Street, Braunston, Oakham, Rutland LE15 8QS
House Total Approx. Gross Internal Floor Area incl. Garage = **2110 ft² / 196 m²**
Measurements are approximate, not to scale, for illustrative purposes only.



Ground Floor



First Floor



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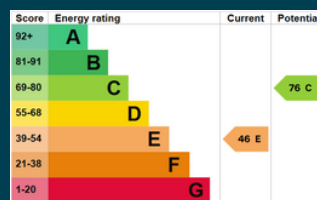
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Measurements and Other Information

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.

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