



MAIN ROAD  
GLASTON, RUTLAND

JAMES  
SELLICKS



## “... SPACIOUS AND LIGHT-FILLED ACCOMMODATION ...”

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Built in 2021 by the current owners, this impressive, four-bedroom ironstone residence sits on a generous plot of just under an acre, surrounded by beautifully maintained gardens, and offering spacious, light-filled accommodation with a private driveway, garaging and a self-contained one-bedroom annex in the popular Uppingham village of Glaston.

Striking Entrance Hall • Open Plan Living Kitchen • Three Reception Rooms, Study • Utility, Downstairs Shower Room • Four Double Bedrooms • Family Bathroom, Two Ensuites • One-Bedroom Self Contained Annex • Generous Wrap-Around Plot • South and West Facing Gardens • Village Location

### Ground Floor

A set of glazed double doors opens into an entrance porch, which in turn leads through oak double doors into a striking entrance hall. Here, an oak staircase rises to a galleried landing, setting the tone for the beautifully designed accommodation throughout.

To the rear of the property lies the stunning open-plan living kitchen—an expansive space featuring a modern range of fitted units, integrated appliances, and a central island with breakfast bar. The kitchen flows into a light-filled dining and living area, enhanced by a large roof lantern and dual-aspect floor-to-ceiling glazing. Bi-fold doors open out onto a spacious west-facing patio. Adjacent is a practical utility room with additional storage, space for white goods, and access to the side of the house. Beyond the kitchen is a formal dining room with a vaulted ceiling and French doors opening onto an east-facing patio.

At the front of the property are two further reception rooms: a cosy snug overlooking the eastern garden and a generously sized main living room featuring a stunning ironstone and timber inglenook fireplace, along with twin sets of French doors that open onto the west-facing patio. A dedicated home office and a downstairs shower room complete the ground floor.



## First Floor

Upstairs, the galleried landing boasts a vaulted ceiling with exposed timber A-frames and a large picture window flooding the space with natural light. The principal bedroom suite is a wonderful size with a fully fitted walk-in wardrobe and a well-appointed en-suite shower room. A second en-suite bedroom overlooks the front of the property, while two additional double bedrooms—positioned to the middle and rear—share a spacious family bathroom with a walk-in shower, freestanding bath, vanity unit, low flush WC, and heated towel rail.

This wonderful home has a blend of rustic materials—stone flooring, exposed timber, and ironstone—combined with contemporary features such as floor-to-ceiling glazing and bi-folding doors, creates a spacious home with the highly sought-after seamless flow between indoor and outdoor living. The result is a modern yet inviting home that balances open plan living with warmth and versatility, perfectly suited to today's lifestyle.

## One-Bedroom Annex

The detached, self-contained annex extends to approximately 549 ft<sup>2</sup> and provides excellent secondary accommodation. It comprises a fully equipped kitchen, generous reception room, double bedroom, and modern shower room—ideal for guests or extended family.

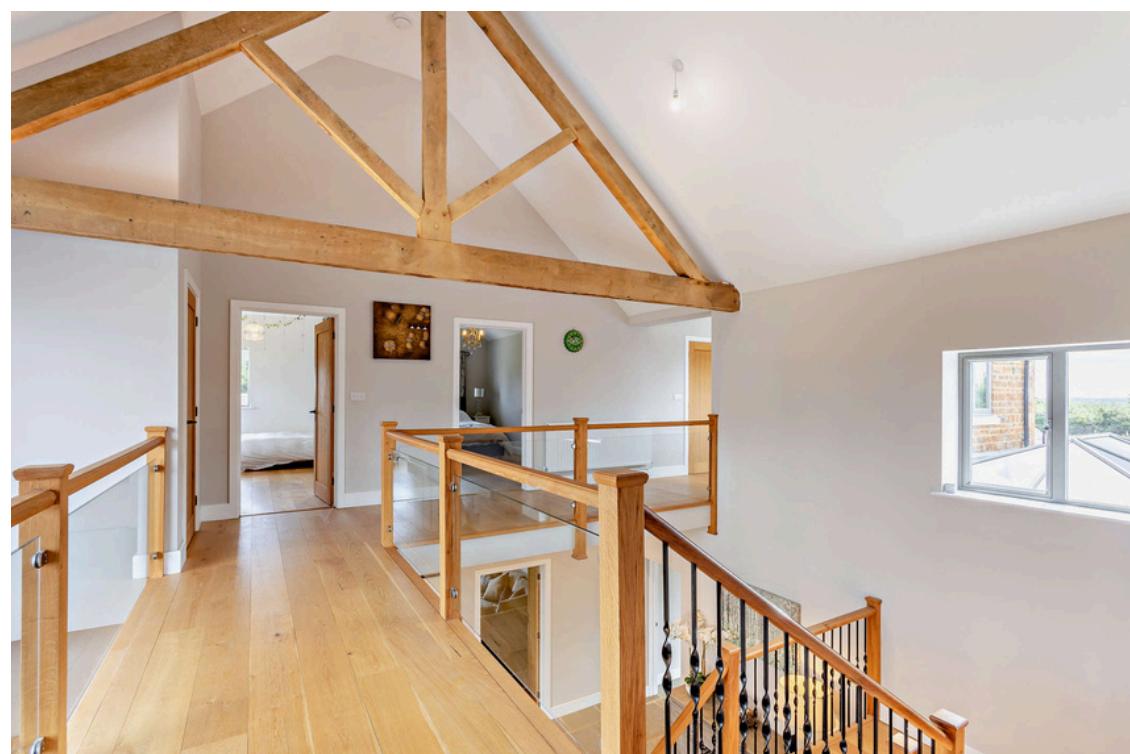
## Outside

Set on a plot of just under an acre, the property is surrounded by mature, well-maintained gardens on three sides. Stone walls, fencing, and hedging provide a high degree of privacy and security. A tree-lined gravel driveway leads from Main Road to an extensive parking area, oversized double garage, and double carport.

The principal garden areas lie to the east and west, whilst both still benefitting from southerly sunshine throughout most of the day. The east garden features a sweeping lawn dotted with specimen trees and a patio off the dining room, while the west garden offers a large lawn, beautifully established planting, and a generous patio accessible from the main living spaces.

Thoughtfully designed and immaculately finished, this exceptional home is offered to the market with the agent's highest recommendation for an internal viewing.

“... BALANCES OPEN PLAN LIVING  
WITH WARMTH & VERSATILITY ...”



## Location

The pretty village of Glaston is located just 4 miles east of the market town of Uppingham which provides a good choice of local amenities and facilities including a local market twice a week and a choice of excellent private and state schools. The A47 provides easy access to Peterborough, Leicester and beyond whilst the east coast mainline, running through Peterborough, allows easy access to London and the north-east of England.

## Services & Council Tax

The property is offered to the market with mains water and electric, private drainage system and a ground source heat pump with a heat recovery ventilation system, wet underfloor heating to the ground floor and battery storage.

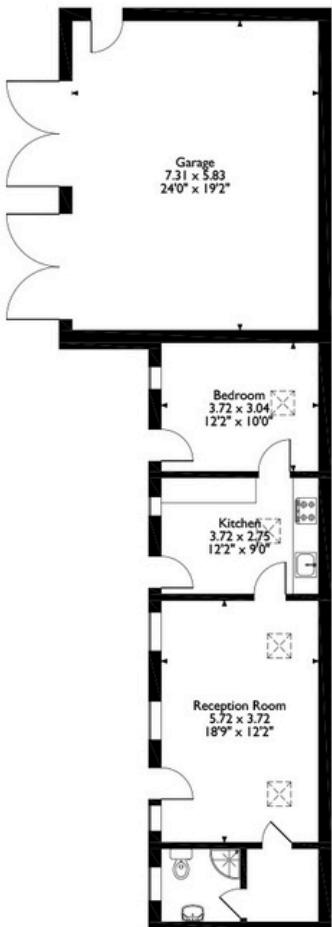
Rutland County Council – Tax Band G

## Tenure

Freehold







Annexe



Ground Floor

8, Main Road, Glaston, Oakham  
 Approximate Gross Internal Area  
 Main House = 371 Sq M/3993 Sq Ft  
 Garage = 43 Sq M/463 Sq Ft  
 Annexe = 51 Sq M/549 Sq Ft  
 Total = 465 Sq M/5005 Sq Ft



First 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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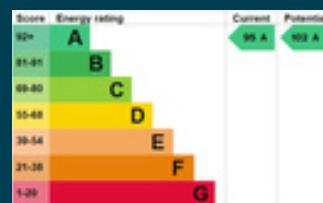
[www.jamessellicks.com](http://www.jamessellicks.com)



## Oakham Office

6-8 Market Place, Oakham  
Rutland LE15 6DT  
01572 724 437  
[oakham@jamessellicks.com](mailto:oakham@jamessellicks.com)

Market Harborough Office  
01858 410 008  
Leicester Office  
0116 285 4554



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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.