



GARDEN HOUSE  
THE AVENUE, EXTON

JAMES  
SELICKS







## “... FOUR-BEDROOM, BARN CONVERSION ...”

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**Garden House is a stunning, four-bedroom barn conversion, originally built in 1850 and thoughtfully converted in 2006, this spacious and light-filled home sits on a generous plot with a south-facing garden, off-road parking, outbuildings and a self-contained annexe, well-situated in a peaceful location just outside of Exton.**

Dining Kitchen • Three Reception Rooms • Study/Ground Floor Bedroom • Utility Room, Downstairs Cloakroom • Three Further Double Bedrooms • Self-Contained Annexe • Ample Off-Road Parking, Outbuildings • South Facing Garden • Peaceful Location • EPC - E

### Ground Floor

The ground floor is designed for both practicality and style, featuring a dining kitchen, three reception rooms, and a ground-floor bedroom with an ensuite shower room. With three conveniently placed entrance halls, access to the property is effortless from multiple aspects.

The dining kitchen boasts an extensive range of fitted units with a variety of integrated appliances, an AGA, a central island, and French doors opening to the garden. An adjoining utility room provides additional storage, space for white goods, and plumbing for an American-style fridge freezer.

A hallway from the kitchen leads to the reception rooms with the dining room positioned centrally, connecting to both the garden room and the main living room. The garden room has a vaulted ceiling, glazing on three sides, and French doors opening out to the garden. Meanwhile, the main living room is spacious and light-filled with dual-aspect glazing and a log-burning stove.

Beyond the living room, a hallway leads to the ground-floor ensuite bedroom, which can also serve as a study. A staircase from this hallway provides access to the first floor.





### First Floor

Upstairs, there are three double bedrooms and three bath/shower rooms. The primary suite includes an ensuite shower room and an impressive dressing room with ample built-in wardrobes. The second bedroom also benefits from an ensuite, while the third bedroom is served by a stylish Jack-and-Jill bathroom.

### Self-Contained Annex

Adding to the home's versatility, a self-contained annexe offers an open-plan layout with a kitchen, bedroom, living area, and shower room—ideal for guests or extended family.

### Outside

Garden House sits on a plot of approximately a third of an acre with the beautifully maintained, Adam Frost designed gardens wrapping around the southern and western sides. The home is accessed via two separate shared driveways—one leading to gated private parking at the rear and the other to the courtyard, where there is additional parking, a carport, and an outbuilding.

The garden itself is predominantly lawned, with a large patio wrapping around the house, providing multiple seating areas to enjoy the sunshine throughout the day. An array of soft planting, a designated vegetable plot with a double door greenhouse, outdoor storage, and a charming summer house complete the picturesque setting.



“... BEAUTIFULLY MAINTAINED  
GARDENS WRAPPING AROUND THE  
SOUTHERN AND WESTERN SIDES ...”

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### Location

Exton is a charming conservation village in Rutland, situated in attractive, undulating countryside about a mile to the north of Rutland Water. The village of Exton has a popular local pub, The Fox and Hounds, and a good primary school. The historic market towns of Oakham and Stamford are within easy reach offering a wealth of shops, eateries and facilities. The A1 runs four miles to the east of Exton and provides easy access both north and south whilst the A606 provides access east to west.

### Services & Council Tax

The property is offered to the market with mains water and electricity, private drainage and oil-fired central heating.

Rutland County Council – Tax Band F

### Tenure

Freehold









## Garden House, The Avenue, Exton, Oakham, Rutland LE15 8AH

House Total Approx. Gross Internal Floor Area incl. Annexe = **3467 ft<sup>2</sup> / 322 m<sup>2</sup>**

Outbuildings Total Approx. Gross Internal Floor Area = **226 ft<sup>2</sup> / 21 m<sup>2</sup>**

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



**Outbuilding**

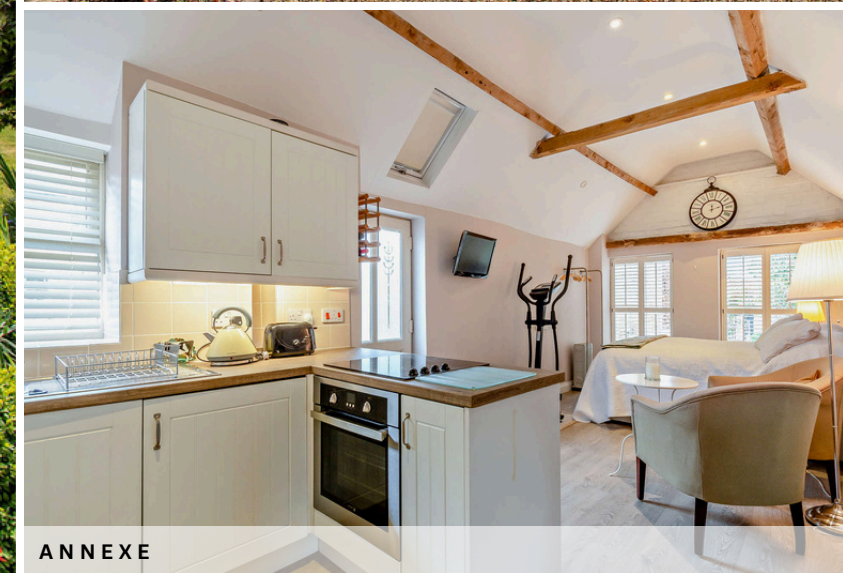
**Annexe**

**Ground Floor**

**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.





ANNEXE

**JAMES SELICKS**

**Oakham Office**

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**Measurements and Other Information**

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