



CEDAR COTTAGE
WING ROAD, MANTON

JAMES
SELICKS



“... UNIQUE AND DECEPTIVELY SPACIOUS ...”

Cedar Cottage is a unique and deceptively spacious two-bedroom home, offering off-road parking and a range of outbuildings, all set on a generous plot on the edge of the sought-after Rutland village of Manton.

Dining Kitchen • Three Reception Rooms • Study • Utility Room, Cloakroom •
Two Double Bedrooms • Two Shower Rooms • Approx. Half of an Acre Plot,
South-West Facing Garden • Countryside Views • Edge of Village Location •
EPC - C

Accommodation

You enter Cedar Cottage through a central hallway that provides access to all main areas. On either side are two double bedrooms, both with en-suite shower rooms. The principal bedroom also includes built-in wardrobes.

The well-proportioned dining kitchen sits at the centre of the property with a range of fitted units, integrated appliances, space for further appliances, and an AGA. Next to it is a utility room offering extra storage and space for white goods.

An open arch connects the kitchen to a vaulted dining room with beautiful views over the garden and countryside beyond plus a door to the patio. Double doors lead from the dining area into a spacious living room, which flows into a conservatory. The conservatory has a French door opening out to the rear patio and garden. The accommodation also includes a useful study area and a separate WC.

Outside

Externally, the property sits on a generous, wrap-around plot of around half of an acre with extensive countryside views over the Chater Valley. The front has a large gravel driveway providing off-road parking and access to a single garage, workshop, and stables/storage buildings. There is pedestrian access to either side of the house that lead to the south-west facing rear garden. The garden itself is mainly laid to lawn with a patio sitting directly off the living accommodation. There is an array of well-established planting and specimen trees providing year-round interest and a wonderful degree of privacy.



Location

The property is located in the pretty village of Manton overlooking Rutland Water and close to the popular county towns of Stamford, Oakham and Uppingham. The area is particularly well served by plenty of popular schooling in both the state and private sectors. Manton is accessible to a number of major centres including Peterborough, Corby, Kettering, Leicester, Melton Mowbray, Nottingham and Grantham offering mainline train services to many London stations. Rutland Water and the surrounding countryside offers a wide range of outdoor pursuits including cycling, sailing, walking, birdwatching and horse riding.

Services & Council Tax

The property is offered to the market with all mains water, electricity and gas-fired central heating. The property currently has a private septic tank but is due to be replaced by the current owners by a new sewage treatment system.

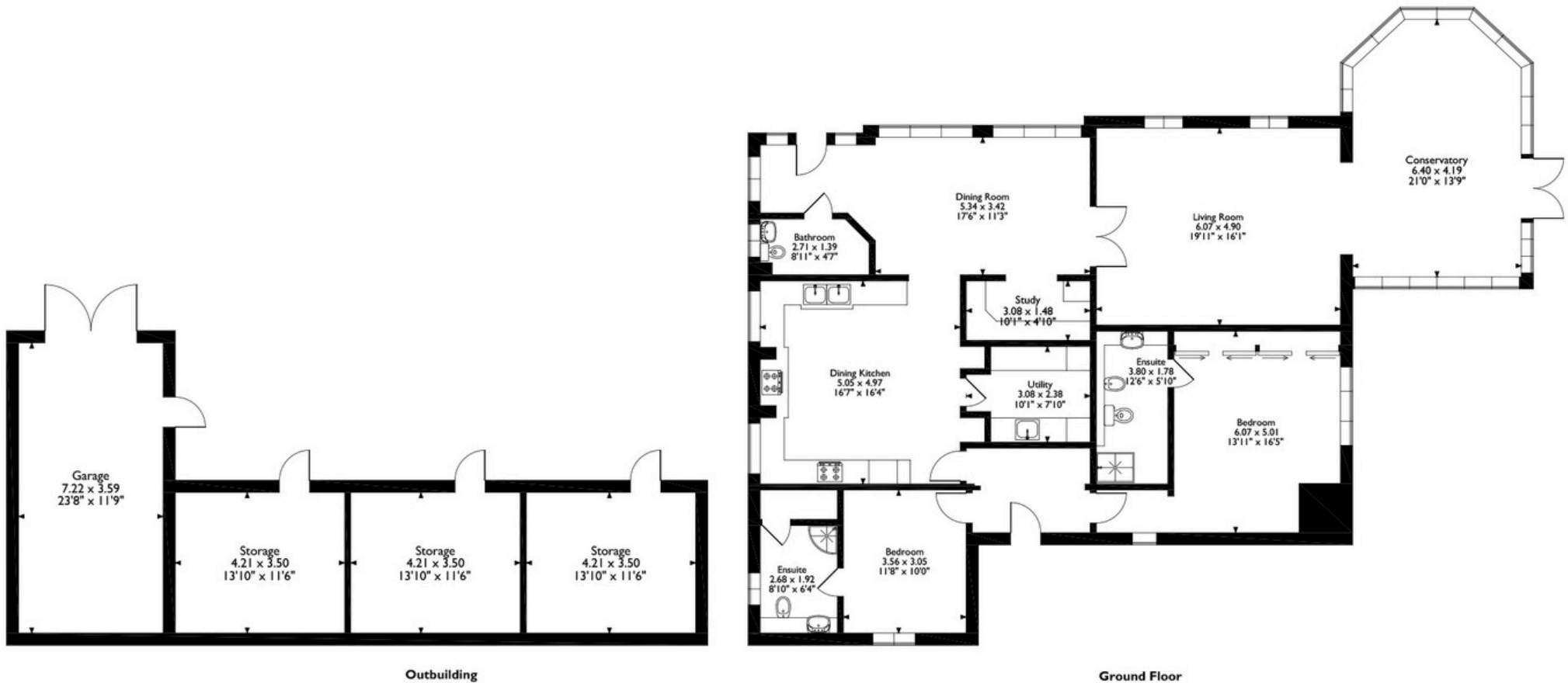
Rutland County Council – Tax Band A

Tenure

Freehold



Cedar Cottage, Wing Road, Manton, Oakham, Rutland LE15 8SZ
House Total Approx. Gross Internal Floor Area incl. Garage & Outbuildings = **2722 ft² / 253 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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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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