



CHURCH LANE  
EDITH WESTON, RUTLAND

JAMES  
SELICKS



## “... SPACIOUS, FOUR-BEDROOM FAMILY HOME ...”

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**A spacious four-bedroom family home set on a generous south-facing plot featuring off-road parking, a garage, and outbuildings, all ideally situated in the heart of the charming Edith Weston village.**

Breakfast Kitchen • Three Reception Rooms • Utility Room, Downstairs Cloakroom  
• Four Bedrooms, Two Bathrooms • Private Rear Driveway, Double Garage •  
South-Facing Garden • Outbuildings • Village Location • NO CHAIN • EPC-D

### Accommodation

Enter the property via a welcoming entrance porch, leading into the main hallway with stairs to the first floor and doors to the ground floor accommodation. The breakfast kitchen offers a range of fitted units, integrated appliances, a breakfast bar, and a door into the utility room, which provides additional storage, space for white goods, and access to the side of the property. Three generously proportioned reception rooms are interlinked, creating a superb social flow. The main living room spans the depth of the home, featuring a bay window, a fireplace housing a log burning stove, and a French door opening onto the patio and garden. Double doors lead from here into the central dining room, which flows into a further sitting room with windows on three sides, flooding the space with natural light and garden views. A downstairs cloakroom completes the ground floor.

The first floor comprises four double bedrooms. Three of these face south, boasting large windows that fill the rooms with natural light and offer views over the garden. The fourth bedroom, slightly smaller, is located at the front of the house. All bedrooms feature built-in wardrobes and are served by two bathrooms. Additionally, the first floor includes a spacious study area offering versatile use for work, reading, or other activities.

### Outside

The property sits behind a generous frontage with a large gravelled driveway, neat lawns, and planted borders. Timber double gates to the side provide additional secure parking and access to the rear garden. The rear garden is arranged in two sections, separated by a low stone wall. The first area features a patio, formal lawn, and mature borders, while a pathway leads to the second area, laid out as an orchard with well-established fruit trees. At the far end of the plot, a 39 ft stone, open-fronted barn provides outdoor storage or potential for conversion, subject to planning consent and building regulations.



### Location

Edith Weston is a thriving waterside village situated on the shores of Rutland Water, Europe's largest man-made reservoir. The village offers a shop, a welcoming pub, and a sailing club, making it a vibrant community for residents and visitors alike. Nearby market towns—Uppingham, Oakham, and Stamford—provide excellent schooling options alongside a variety of niche shopping, leisure, and recreational facilities. The area is renowned for its scenic walks, beautiful countryside, and outdoor activities such as bird watching, fishing, sailing, and golfing, all centred around the stunning Rutland Water.

### Services & Council Tax

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

Rutland County Council – Tax Band F

### Tenure

Freehold

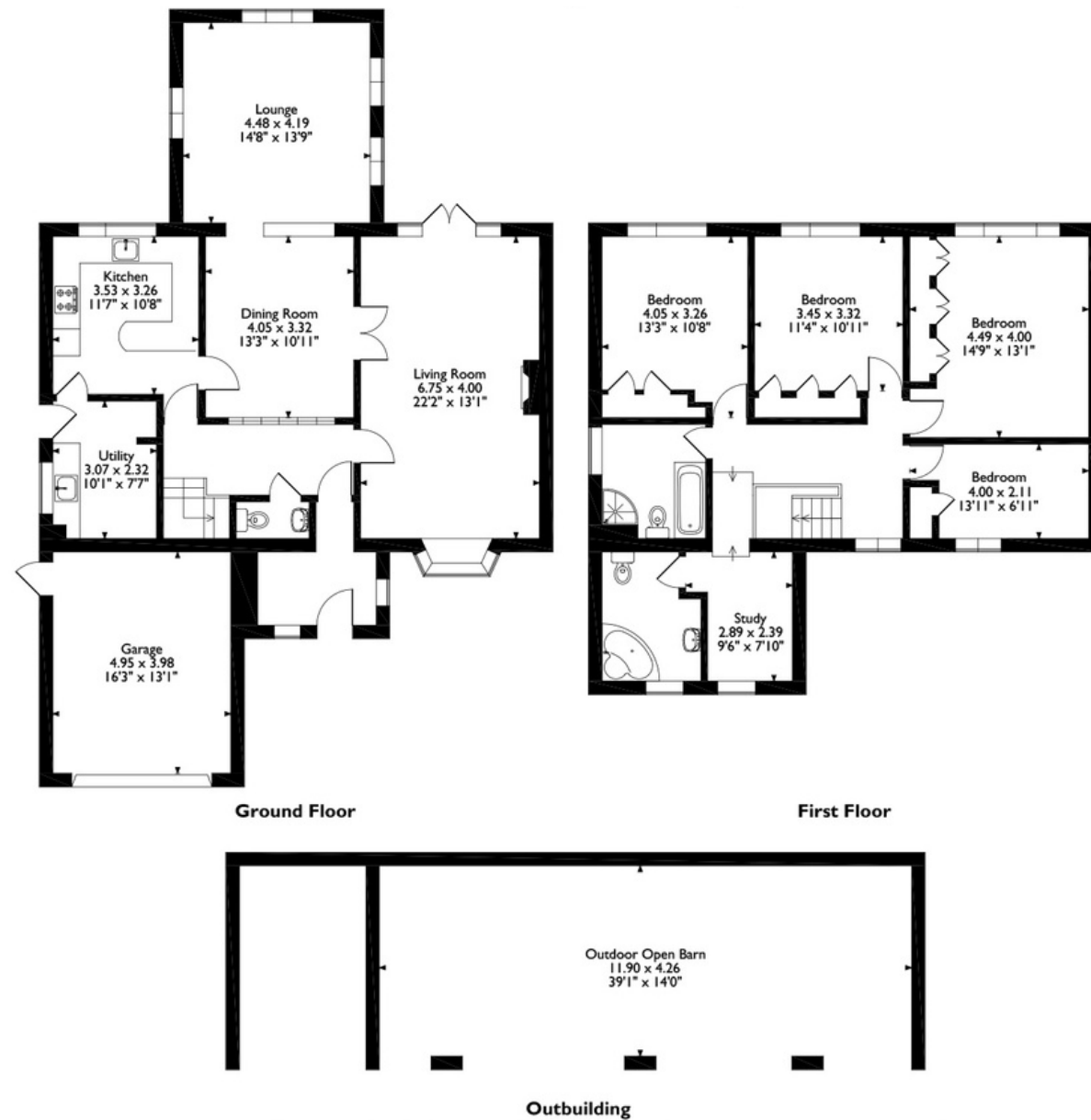


18 Church Lane, Edith Weston, Oakham, Rutland LE15 8EY

House Total Approx. Gross Internal Floor Area = 2002 ft<sup>2</sup> / 186 m<sup>2</sup>

House Total Approx. Gross Internal Floor Area = 904 ft<sup>2</sup> / 84 m<sup>2</sup>

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





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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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