



OWSTON ROAD
KNOSSINGTON, RUTLAND

JAMES
SELICKS



“... TWO-BEDROOM CHARACTER COTTAGE ...”

A charming and deceptively spacious, two-bedroom character cottage with a private rear garden, ideally located at the heart of the popular village of Knossington.

Kitchen • Two Reception Rooms • Utility Area • Two Bedrooms • Two Bath/Shower Rooms • Private Rear Garden • Purpose-Built Home Office & Outbuilding • Village Location • EPC - D •

Accommodation

The ground floor of this charming home offers deceptively spacious accommodation, comprising a breakfast kitchen, two reception rooms, and a ground floor shower room. The living room, positioned at the front, is generously proportioned and features a log-burning stove alongside built-in storage and shelving. The centrally located kitchen is a large, well-equipped space fitted with a range of units, integrated appliances, a central island, and a useful cupboard beneath the stairs. An archway leads through to the dining room, which benefits from a French door opening onto the rear garden. Completing the ground floor is a shower room.

On the first floor, there are two double bedrooms, both with built-in wardrobes, and one with an ensuite shower room. The roof space is part-boarded to provide additional storage and features power points.

Outside

Externally, the property features a small front garden enclosed by a low wall, with stone steps leading to a covered porch and the front door. To the rear, there is a private west-facing courtyard garden - an attractive, low-maintenance space that includes a custom-made water feature in the form of a rill running along one wall with verdant planting, while the opposite wall is lined with mature plants, including two apple trees. These frame a York-stone paved outdoor dining area. The garden is further enhanced by power points for lighting and outdoor cooking, as well as hot and cold-water taps. A brick-built outbuilding provides useful additional storage.

A separate, custom-built and fully insulated home office provides an excellent space for flexible working, complete with heating, halogen ceiling lights, full-fibre broadband, a capped water point with sink plumbing, and a long-life aqua-resist roof.



Location

The beautiful village of Knossington lies on the Rutland/Leicestershire border, just four miles West of the market town of Oakham. Knossington has a very popular pub, The Fox and Hounds, and is surrounded by beautiful rolling countryside providing numerous bridle ways and footpaths for walking. Nearby Oakham and Uppingham provide a wide range of amenities with train services from Market Harborough and Peterborough to London. The local schooling is very well catered for both in the state and private sector with a choice of primary schools nearby.

Services & Council Tax

The property is offered to the market with all mains services and electric heating.

Melton Borough Council – Tax Band C

Tenure

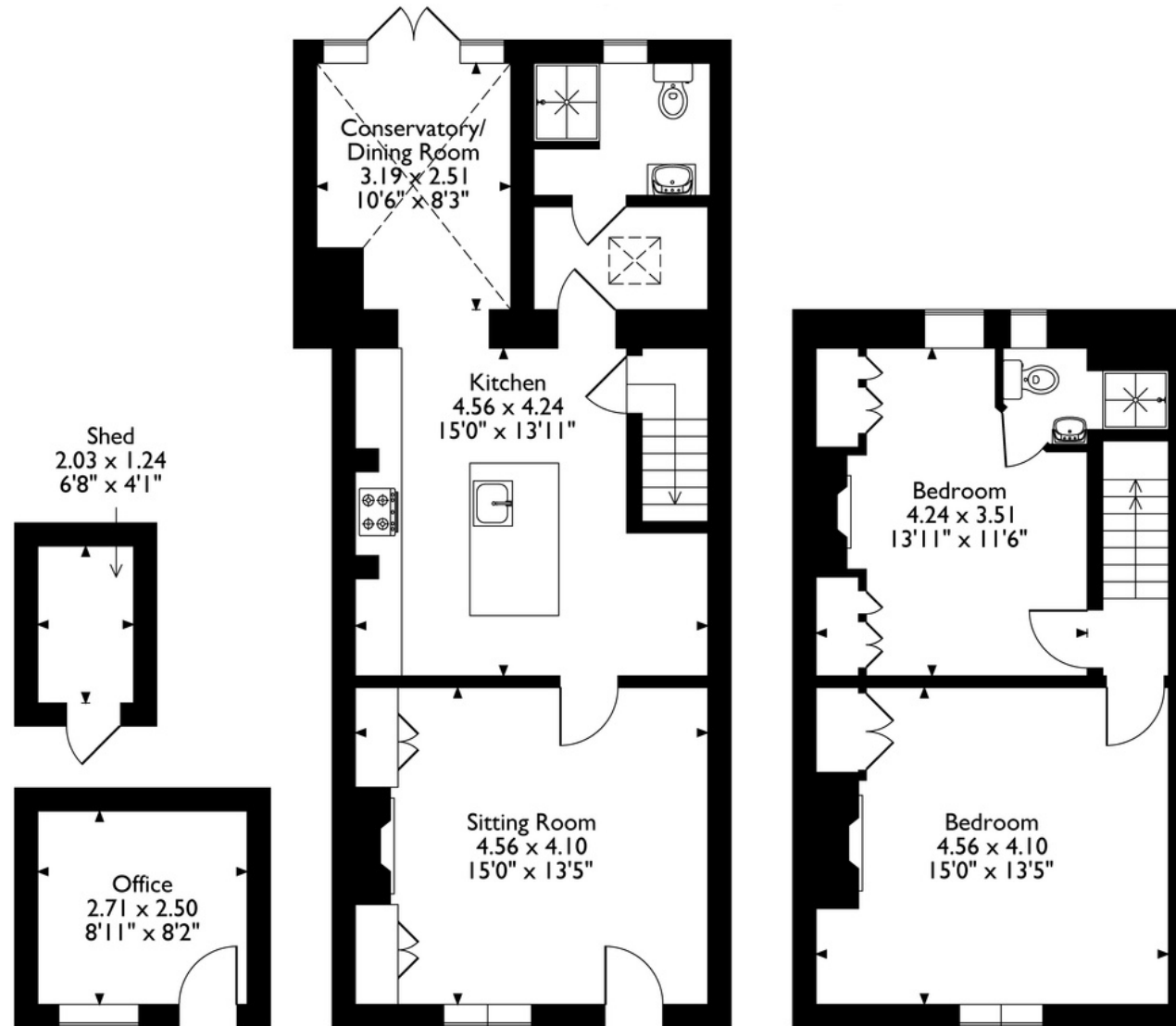
Freehold



10 Owston Road, Knossington, Oakham, Rutland LE15 8LX

House Total Approx. Gross Internal Floor Area incl. Outbuildings = 1141 ft² / 106 m²

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



Outbuilding

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.



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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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