

ASH TREES WHISSENDINE





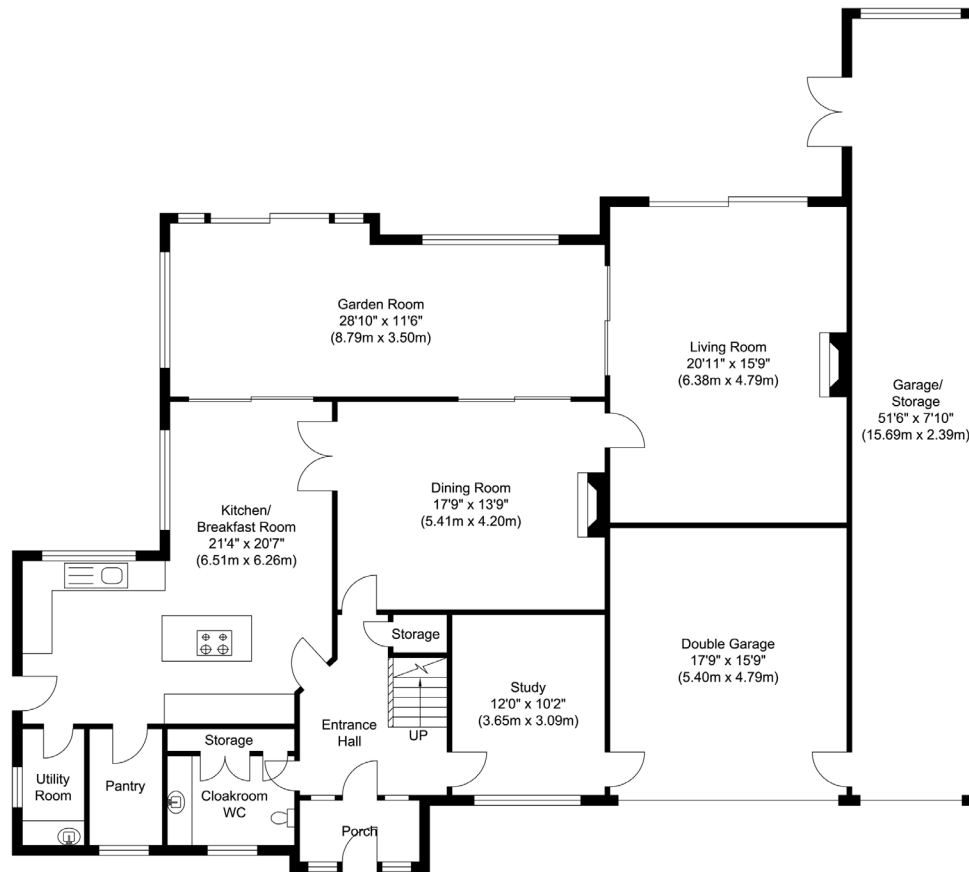


Situated in a quiet back lane within this popular Rutland village, Ash Trees is a substantial detached family home positioned on a generous South-facing plot backing on to mature paddock land. (Further land may be available by separate negotiation).

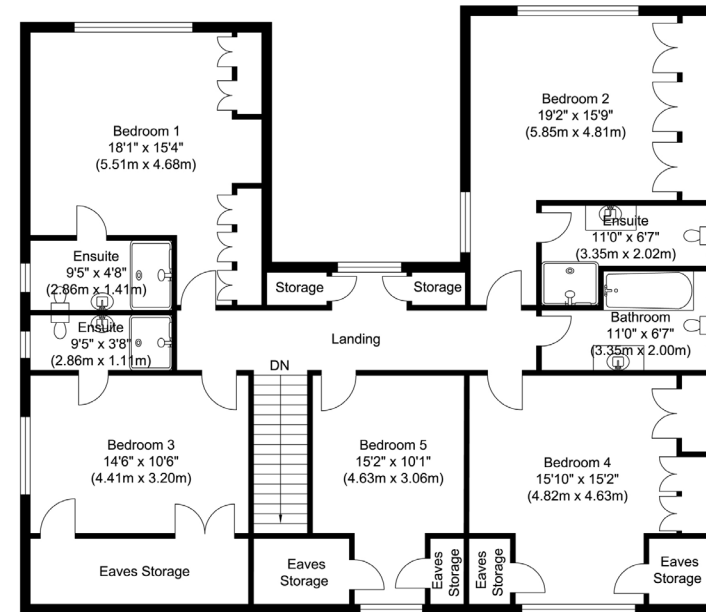
Having been recently refurbished, the property offers approximately 3200sqft of well-presented accommodation (3790sqft including garaging) which comprises an entrance hall, downstairs toilet with useful boot-room storage space, home office, dining room with feature fireplace, living room with double doors onto the patio terrace, large dual-aspect garden room also with doors onto the patio terrace and the hub of the home – a beautiful refitted designer living kitchen with integral appliances, a pantry and separate utility. The ground floor also gives useful integral access to the double garage, with another tandem-style garage beyond which has been converted to a home gym. The first floor offers an impressive five double bedrooms all with fitted wardrobes, three of which benefit from ensuite shower rooms and the further two are serviced by a main family bathroom.

The property is situated on a well-established plot of approximately 0.33 acre, offering a large in-out driveway to the front providing ample parking for multiple vehicles, leading to the integral double garage which has electric door over. Double gated side access leads to the rear South-facing garden, which is mainly laid to lawn with mature trees to the borders maintaining privacy. A raised patio area offers space for seating to enjoy the views over open countryside.

Whissendine is a sought-after village nestled in the Rutland countryside, offering fantastic amenities including a village store with post office, popular public house, church and primary school with an Outstanding Ofsted rating. The village is excellently positioned just 5 miles from the market town of Oakham which offers further amenities and the award-winning Oakham School. The Georgian town of Stamford is also within easy reach, with the equally prestigious Stamford Endowed Schools. For commuters, direct trains to London Kings Cross are available from Grantham and Peterborough in under one hour.



Ground Floor
Approximate Floor Area
2361.60 sq. ft
(219.40 sq. m)



First Floor
Approximate Floor Area
1430.52 sq. ft
(132.90 sq. m)

Moore V Ltd trading as Moores Estate Agents gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Moore V Ltd trading as Moores Estate Agents does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Moore V Ltd trading as Moores Estate Agents does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and we will try to have the information checked for you.