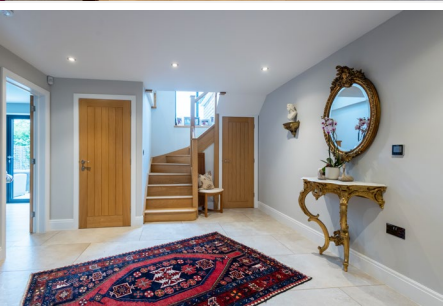


WINSTON HOUSE LANGHAM







Winston House is a substantial contemporary stone-built residence, set in a quiet position overlooking adjoining Rutland countryside.

Having been completed in 2020 by the local Kaybee Developments Ltd, this luxury home has been finished to a high standard throughout with features including underfloor heating throughout and an air source heat pump. Since completion the property has undergone further work, with the garage being converted to now give a home office with studio room above. This could be used as a self-contained annexe if desired.

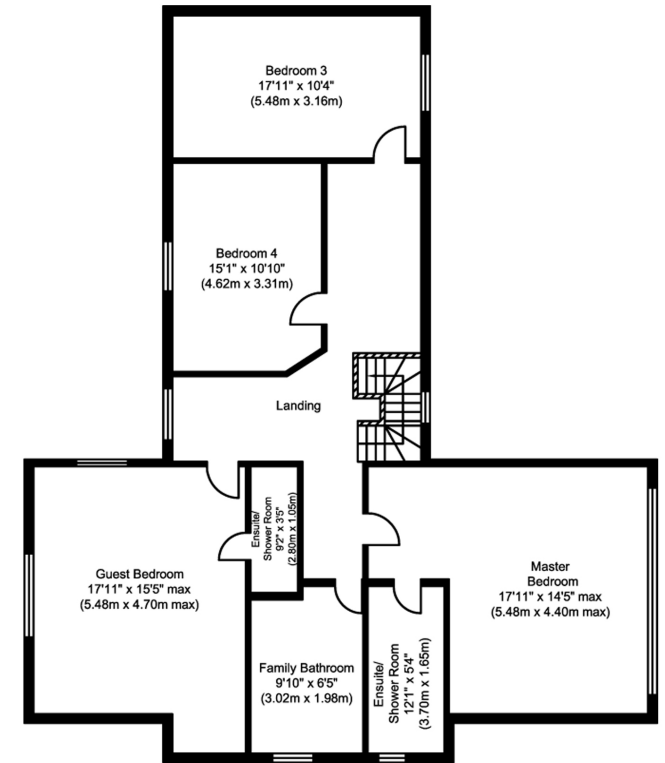
The accommodation comprises a spacious reception hall with cloakroom, sitting room with bifold doors to the garden, living room and ground floor double bedroom with ensuite shower room. To the opposite side of the reception hall is the impressively large open plan kitchen family room, with several integral high-end appliances and a central island with breakfast bar. Bifold doors give an indoor-outdoor feel, leading the kitchen straight out to the terrace perfect for alfresco dining and entertaining in the summer months. There is also a separate utility room off the kitchen. Stairs to the first floor lead to a spacious landing, leading to a large master suite with ensuite bathroom and floor to ceiling windows with Juliet balcony taking in the open views beyond. The first floor also offers three further good size bedrooms, one with an ensuite shower room and a further family bathroom.

Externally, the property benefits from a private approach towards a block-paved driveway and double electric up-and-over garage, now giving a home office space with studio room above. To the rear is a laid to lawn garden enclosed with timber fencing overlooking productive equestrian paddocks.

Langham is a popular Rutland village situated on the edge of Oakham and is favoured by Oakham school day parents with ease of access, together with being straight onto the bypass for mainline trains to London and the A1. Within the village there is a school, church and public house. Other facilities which can be found in Oakham include a range of shops, schools, doctors, dentists, opticians etc. Sporting facilities in the area include football, cricket, rugby, golf, tennis and bowls, all of which are available within a few miles. Rutland Water is a man-made reservoir where you can enjoy many leisure pursuits including fishing, windsurfing, sailing, cycling or just a stroll around the shores of the lake.



Ground Floor
 Approximate Floor Area
 2258.80 sq. ft
 (209.85 sq. m)



First Floor
 Approximate Floor Area
 1448.28 sq. ft
 (134.55 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.

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