



HAWKSWELL HOUSE

EXTON







Hawkswell House offers a superb high standard of living, ideal for multiple generation living with a main house and separate two bedroom annexe designed to be able to live independently. At present, the two buildings are independently accessed but have equally been constructed to be easily opened to join the two to create one large substantial home if desired. In addition to the main house and annexe cottage, the property also offers a detached double garage with studio room and ensuite above and a further outbuilding used as an office. This versatile space could lend itself to multiple uses, for staff accommodation, live in carers or nanny and many more.

Boasting over 5000sqft of immaculately presented space, the accommodation comprises: to the main house, a welcoming reception hall with cloakroom, a spacious dining hall with double doors onto the central courtyard, snug/study, utility room with separate boot room, impressive triple aspect living room with double doors onto the courtyard and further doors onto decking area. To the other side, the reception hall opens through to the stunning open plan living kitchen, with marble worktops and high end integrated appliances. The kitchen offers a feature curved bay with a window seat giving an informal dining area, leading through into the recently constructed orangery with roof lantern and bifold doors onto the courtyard. The first floor offers an impressive 23ft master suite, with dressing room, ensuite and Juliette balcony. There are two further bedrooms, one with an ensuite bathroom and the other being opposite a shower room. The one-level annexe offers an entrance hallway, contemporary open plan dining kitchen with bifold doors onto courtyard, large living room with double doors onto courtyard, feature vaulted ceiling and bifold doors onto decking. Two spacious double bedrooms both with ensuite bathrooms, and a utility / boot room.

Having recently undergone a no expense spared total refurbishment, with all properties benefitting from a great deal of investment in energy saving, with solar panels and a near off-grid solar battery backup system.

Offered to the market with NO ONWARD CHAIN.

The property is approached through automatic iron gates, with a spacious driveway leading to double garage to the side of the property and a five bar timber gate to the front.

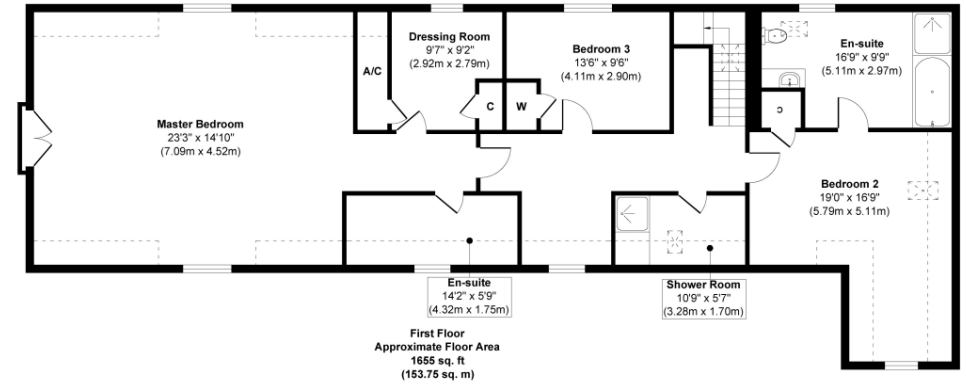
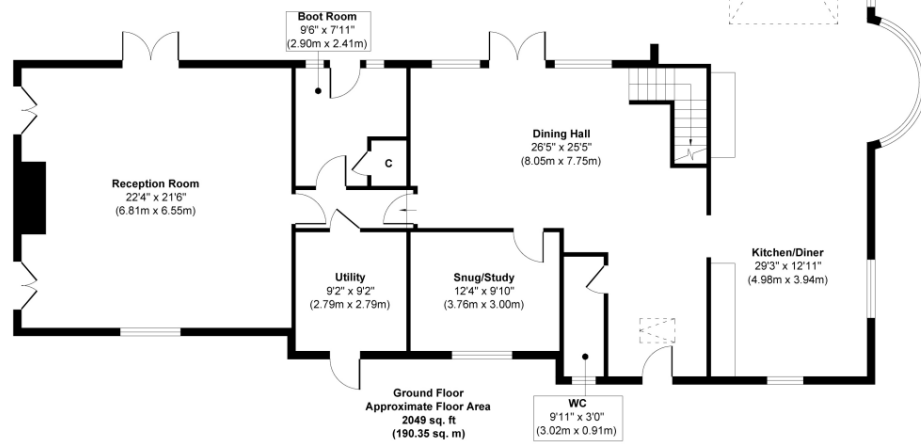
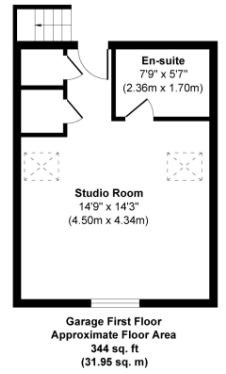
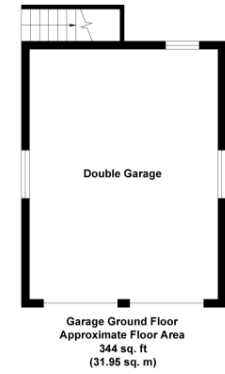
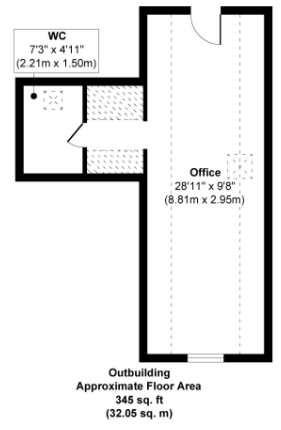
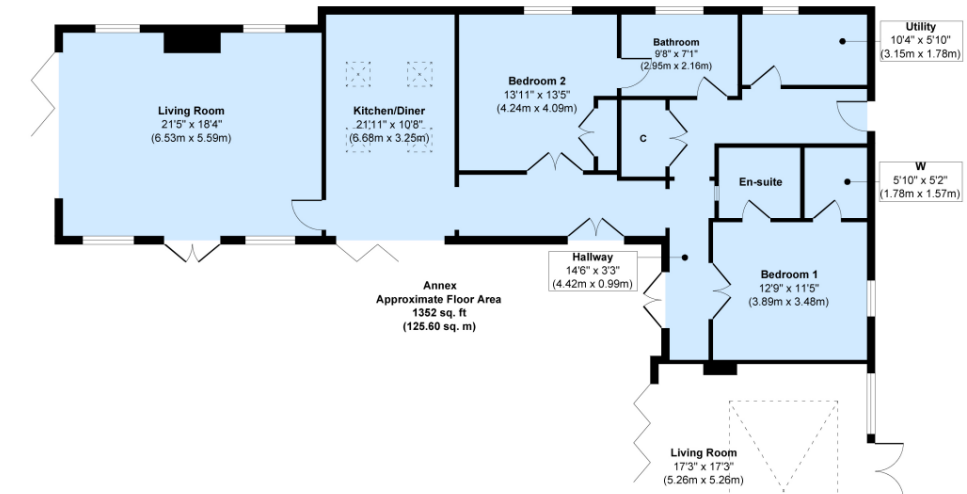
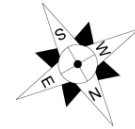
The grounds have been beautifully landscaped, with gardens wrapping around the entire property with mature trees and hedging maintaining privacy. The enclosed decking and patio areas offer plenty of space to enjoy alfresco dining, with jacuzzi hot tub and a contemporary raised pond. The paddocks are surrounded by post and rail fencing, with a recently constructed stable.

The property is positioned in a truly tranquil location in the Rutland countryside, nestled between the two highly desirable villages of Exton and Empingham.

Boasting a large plot of over 5 acres, the property enjoys panoramic rural views whilst still being within equal distance of the market towns of Stamford and Oakham and a short drive from Peterborough with mainline trains to London within one hour.







Approx. Gross Internal Floor Area
Main House & Annex = 5056 sq. ft / 469.70 sq. m
Outbuilding (Garage & Office) = 1033 sq. ft / 95.95 sq. m
Total = 6089 sq. ft / 565.65 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.

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