

The #1 Agent in the area bringing London & out of area buyers to your door



- Character Cottage
- Three/Four Double Bedrooms
- Ground Floor Bedroom & Bathroom
- Detached Carport & Workshop
- Three Storeys
- Beautifully Maintained Gardens
- Quiet Village Location
- NO CHAIN

Warren Cottage, Market Overton, LE15 7PP

An attractive character stone cottage set in the heart of this well thought of Rutland village, boasting beautifully presented gardens and detached outbuildings. The property is offered to the market with NO CHAIN.

The property has been cleverly extended to give future proofing, with a large bungalow style ground floor extension which could be altered to give a self-contained annexe if needed. The current accommodation comprises an entrance hall, dining room which is currently used as bedroom 4 with an adjoining shower room, kitchen with pantry, large dual-aspect living room, study and utility boot room. The first floor offers two double bedrooms and shower room, plus a further bedroom/hobby room to the second floor.

Externally, the property is set back from the road and is approached over the driveway of the neighbouring cottage which then leads to gates for Warren Cottage enclosing a further spacious driveway with detached carport and workshop outbuilding. The well-planted garden has been beautifully maintained, with a good-size area of lawn and a patio for seating.

Market Overton is a pretty, popular village only 6 miles from Oakham, with easy access to the A1 north and south and the mainline railway stations at Grantham and Peterborough, plus local trains to Leicester and Stamford from Oakham. Within the village there is a doctors surgery with dispensary, a community-owned shop, one public house, church, bowls club, very active cricket club, children's play park, and a village hall that holds exercise classes and numerous village events. There are plentiful paths for dog walking, and for horse lovers there are livery yards in two neighbouring villages. For schools there is a free school bus for junior pupils to Langham C of E (the village catchment school) each day, and buses to Rutland's two state co-ed secondary schools - Catmose College in Oakham, and Casterton College near Stamford. In addition there are good private schools (prep and senior) in the area at Oakham, Uppingham and Stamford. There is a paid for bus from the next village (1 mile) to Stamford School's junior and senior schools.

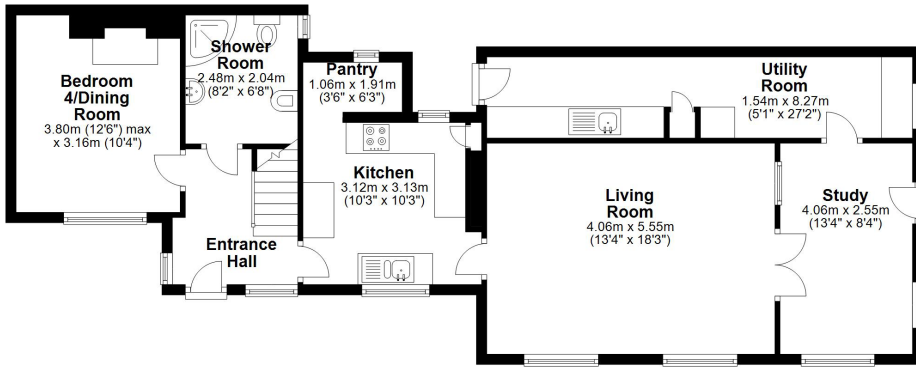




For more information, please contact a member of the team. For enquiries outside of normal office hours: outofhours@moorestateagents.com

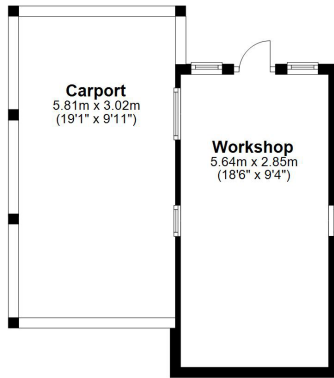
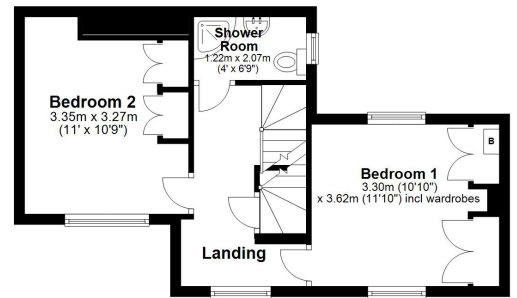
Ground Floor

Approx. 118.6 sq. metres (1276.8 sq. feet)



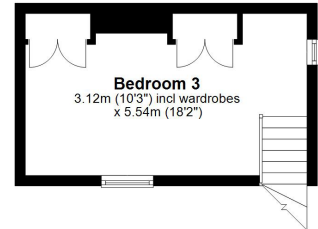
First Floor

Approx. 35.6 sq. metres (383.0 sq. feet)



Second Floor

Approx. 17.3 sq. metres (186.1 sq. feet)



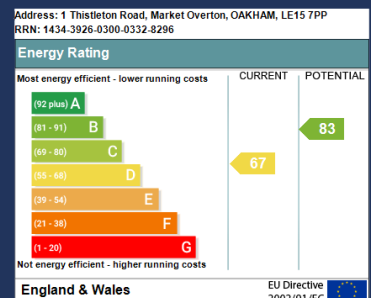
Total area: approx. 171.5 sq. metres (1845.8 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors Plan produced using PlanUp.

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