



## Ashwell Hall Stables, Ashwell

This spacious home has recently been renovated throughout to the highest of standards by the current owners. A charming blend of character and contemporary living.



### FEATURES

- Detached Property
- Stylishly Renovated Throughout
- Generous Living Space
- Elegant Kitchen and Dining Room
- Additional Snug/Reading Room
- Oak Flooring Throughout
- Charming Master Bedroom
- Unique Third Bedroom with Mezzanine
- Private, Landscaped Gardens
- Large Detached Garage

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## ACCOMMODATION

This unique property offers an impressive 1,819 sq ft of living space, set across two floors and boasting a large, detached garage for additional storage or parking.

**Ground Floor:** A welcoming entrance hall leads you to a beautifully appointed reception room with fantastic views out over the spacious and private plot to the rear of the property. The open-plan kitchen and dining room, complete with bespoke, hand built classic cabinetry, granite countertops, and a striking red range cooker, makes for a culinary haven flooded with natural light from the generous windows overlooking the garden. Additionally, a snug/ reading room situated off the kitchen offers a quiet retreat that would be suited as a home office.

**First Floor:** The first floor accommodates the master bedroom, a generously proportioned room with vaulted ceilings and an ensuite shower room. There is a further, well sized double guest bedroom as well as a third bedroom boasting a staircase to the mezzanine above.

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## EXTERNAL

The property includes a large, detached garage, providing 219 sq ft of space for vehicles, storage, or hobbies. The outdoor area includes mature, private gardens with a large, raised patio area.

The village of Ashwell is just a stones' throw from Oakham, an attractive and historic market town with a full range of shops and other facilities. There are excellent primary and secondary schools with independent schools in the area at Oakham, Stamford and Uppingham. The town is conveniently located for ease of access to major centres such as Leicester, Peterborough, Corby, and Kettering. These 4 centres all have main line train services and the ability of reaching London within the hour.

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## Oakham Road, Ashwell, Oakham, LE15

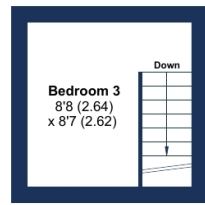


Approximate Area = 1600 sq ft / 148.6 sq m

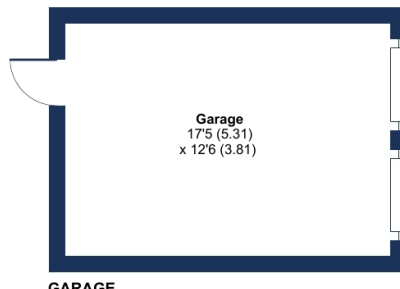
Garage = 219 sq ft / 20.3 sq m

Total = 1819 sq ft / 168.9 sq m

For identification only - Not to scale



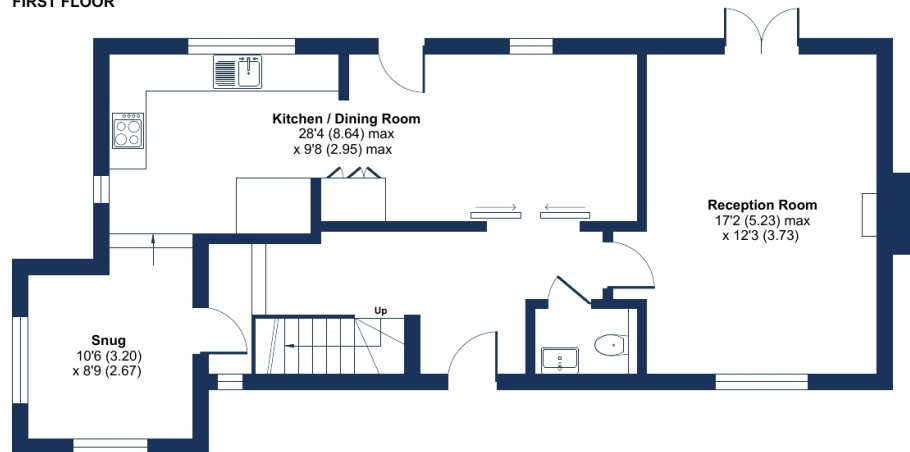
SECOND FLOOR



GARAGE



FIRST FLOOR



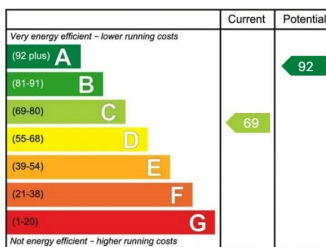
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Moores Estate Agents. REF: 1209406



### EPC RATING



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