



## TWO BEDROOM RETREAT

The Avenue, Exton, Oakham, LE15 8AH





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*A beautiful two bedroom environmentally friendly property, situated in the sympathetically landscaped development of Rutland Retreats.*

With a large open plan kitchen dining living room, complete with wood burning stove and a choice of doors leading to its own private garden with terrace, the property has been wonderfully thought out with family time in mind. There are two bedrooms both with ensuites, one being a Jack and Jill so, ideal when you have additional guests and wish to use the bed settee.

Within very easy reach of Rutland Water it offers the perfect holiday-home retreat or for an investment for those looking to make the most of the thriving tourism in this stunning location.

For ease, full letting and change over support is available from The Barnsdale Hotel, along with 24/7 concierge if desired. Alternatively the lettings can be managed privately if preferred.

## SURROUNDING AREAS

Nestling in the quiet English countryside, England's smallest county offers Rutland Water, an array of unspoilt villages and two attractive market towns packed with charm.

Rich in history, full of character and undiscovered by many. Rutland is an idyllic rural destination offering a perfect escape from the hustle and bustle of modern life.

While being a relatively hidden gem, Rutland is convenient to reach from all directions as it is situated in the heart of the East Midlands, making it the ideal location for getting away from it all. Cambridge, Birmingham, Lincoln, and York are all accessible for a day trip from your Rutland Retreat.

There is a great array of pubs and restaurants nearby, including Michelin starred establishments.







Visit Oakham, Uppingham or Stamford to find unique and independent boutique stores, theatres, and art galleries. The shops offer quality clothing, unique gifts, along with the renowned Goldmark Gallery in Uppingham and exquisite antique shops. There are also several shopping villages and the cities of Leicester, Nottingham and Peterborough are close by.

For those with children interested in having a Retreat as a second home, the area is unique in having not one but three of the top public schools in the United Kingdom - Oakham, Uppingham and Oundle within 20 minutes' drive.

## SERVICES

Water and sewerage is included in the annual management service charges.

Electricity supplied by Rutland Retreats Ltd on a metered system at cost, plus 5% to cover administration.

## FIXTURES AND FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendors right to the removal of, or payment for, as the case may be, and such fittings, etc. whether mentioned in the particulars or not.

## AGENTS NOTES'

This is an example of a two bedroom retreat.

Please do contact the agent Digby & Finch for further information.



## TENURE

The retreats are freehold with the land being leasehold. Leases are 999 years, with approximately 990 years left.

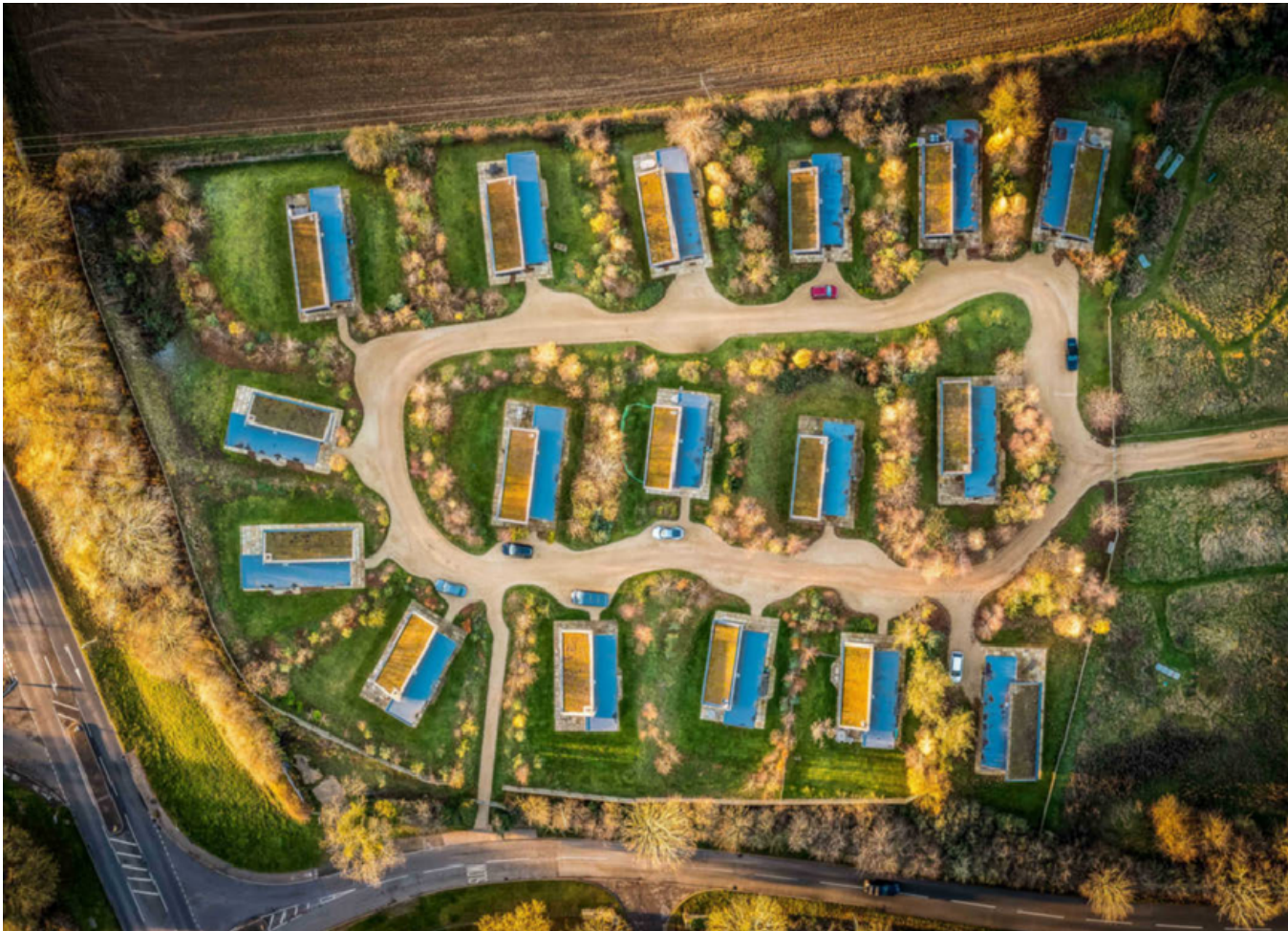
## VIEWING

Strictly by appointment through the agent, Digby and Finch Telephone: 01780 758 090.

## PLANS

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.





### Example Floor Plan For A Two Bedroom Retreat

Approximate Gross Internal Area = 76.2 sq m / 820 sq ft

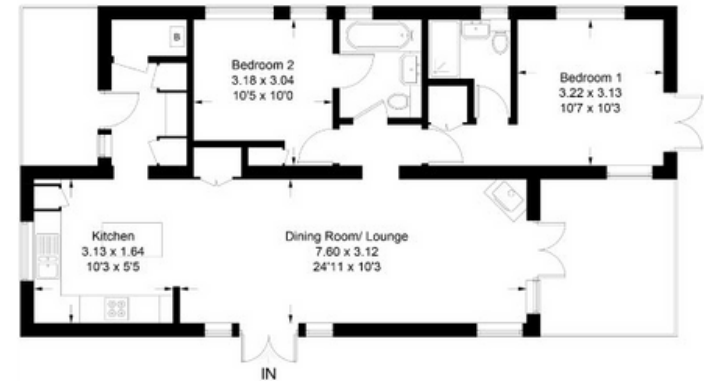


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