



## THE HAMBLETON

Rutland Retreats, The Avenue, Exton, Rutland, LE15 8AH



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*A beautiful three bedroom environmentally friendly property situated on a private plot within the exclusive development of Rutland Retreats. With views over the undulating contours of the sympathetically landscaped grounds.*

*Nearby to Rutland Water and all that it has to offer, the retreats are specifically designed as a lock up and leave holiday or second home. With The Barnsdale Hotel just a few moments' walk away and the opening soon of the Signet Spa, which promises a rejuvenating oasis with a heated outdoor pool, sauna pods, wood fired hot tubs, treatment rooms and a club house, making it an ideal get away location.*

### STEP INSIDE

Stepping into a welcoming entrance hall, tongue and groove wall panelling meets mellow oak flooring giving an instantly easy and comfortable welcome which continues through the entire retreat. For practicality, there is a utility cupboard housing a washer dryer and a large storage cupboard, perfect for outdoor coats and boots.

The main living area is open plan, with a well equipped kitchen offering a range of wall and floor cabinets arranged around a central island. Quartz work surfaces provide plenty of prep space while integrated appliances include a double oven with hob and extractor over, an integrated fridge freezer, dishwasher and a wine chiller.

Beyond the kitchen is the dining and living space. Two sets of French doors lead out to a wonderfully private garden with a terrace to one end and views of the grounds to the other.

For chillier evenings, the sitting area has a wood burning stove providing an ideal place for cosy relaxation.

There are three beautifully appointed double bedrooms, the principal having French doors plus a well appointed ensuite shower room. There are two further bedrooms, one of which has a jack and jill en suite arrangement.

### OUTSIDE

With its own private driveway the Hambleton is set back to offer privacy surrounded by indigenous trees but, yet also has lovely views over the undulating contours of the sympathetically landscaped grounds. There is also a stone terrace, ideal for alfresco dining or simply relaxing.





## SURROUNDING AREA

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.

Outdoor activities are also well catered for with plenty of walking and cycling available. Along with fishing, golf and a variety of water sports available on Rutland Water.

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.

## SERVICES

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

Electricity is connected, with the property also having electric central heating. None of the services nor appliances have been checked by the agent.

## 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 NOTE

Please do contact the agent, Digby & Finch for the information pack.

## TENURE

The retreats are freehold with the land being leasehold. Leases are 999 years, with approximately 987 years left.

## 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.

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Approximate Gross Internal Area = 84.9 sq m / 914 sq ft  
Store = 2.8 sq m / 30 sq ft  
Total = 87.7 sq m / 944 sq ft

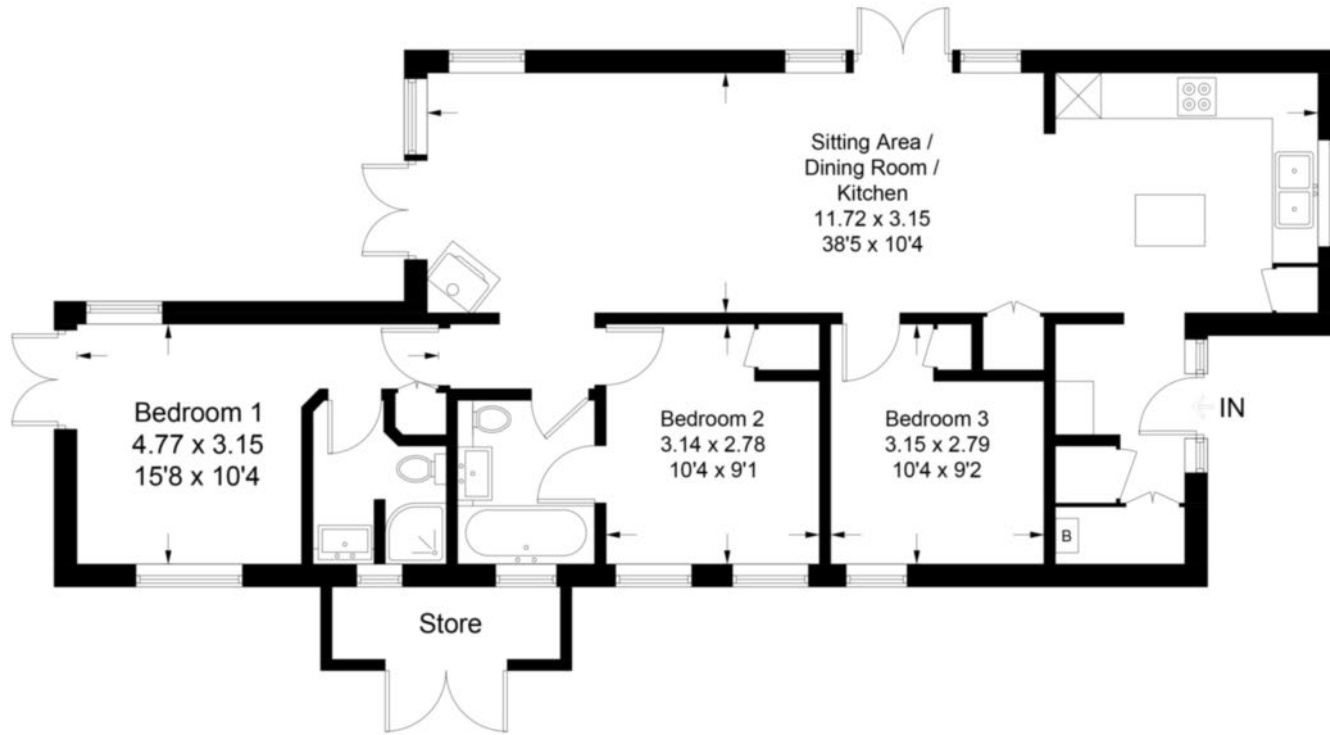


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