



## THE LANGHAM

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. The property is situated in beautiful, idyllic, natural countryside surroundings and is just moments away from Rutland Water.*

*The retreats are specifically designed as a lock up and leave, holiday or second home. The Barnsdale Hotel is just a few moments' walk away with the delightful addition of the newly opened Signet Spa.*

*Nestled amidst the hotel's natural scenery, the new Signet Spa promises a rejuvenating oasis, designed to create a sense of calm and tranquillity. This unique outdoor sanctuary immerses guests in nature, with a heated outdoor pool, wood-fired hot tubs, an outdoor sauna, and a restorative treatment room - all offering stunning views.*

*\* Annual complimentary benefits for Retreat owners at the Signet Spa.*

## 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 are utility cupboards one housing a washer dryer and a further 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 and surprisingly large garden neighbouring onto open farmland.





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 there is a fabulous 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.

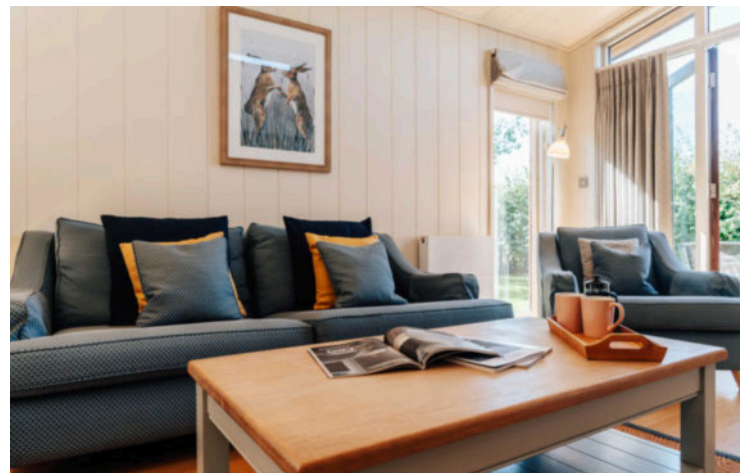
Outdoor activities are also well catered for with plenty of walking and cycling available. Along with fishing, golf and a variety of water sports available on Rutland Water.

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.

#### **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.



**Digby & Finch**

Telephone: 01780 758 090  
digbyandfinch.com

# The Langham, Rutland Retreats, The Avenue, Exton, Oakham, LE15 8AH

Approximate Gross Internal Area = 85.4 sq m / 919 sq ft

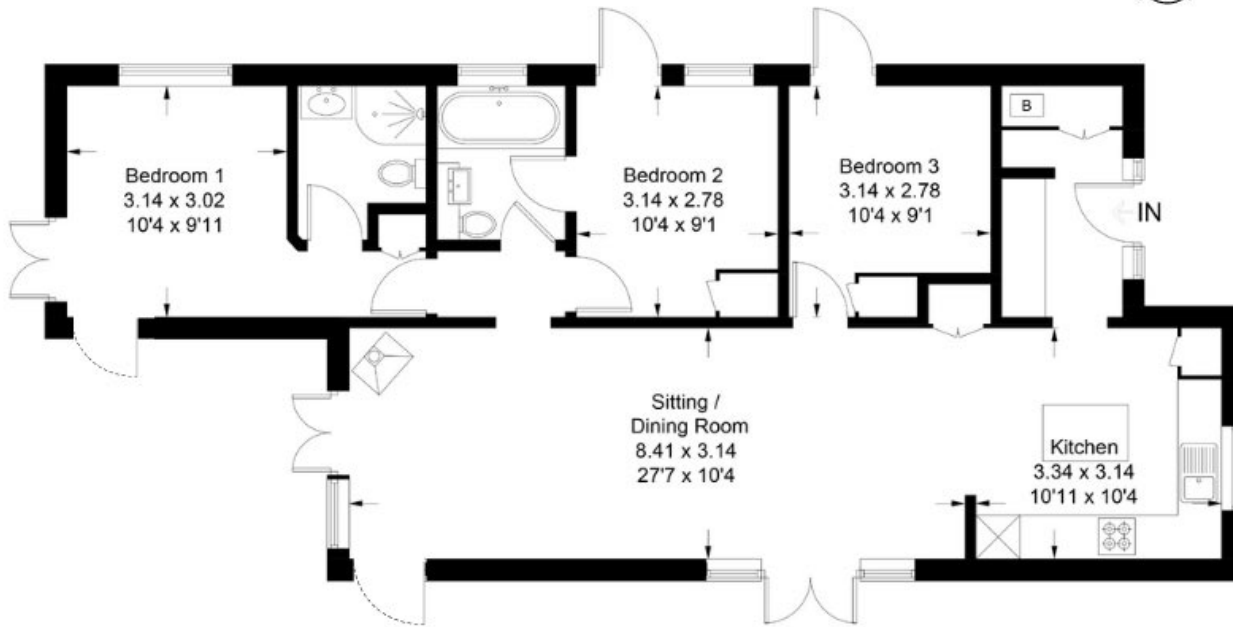


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