



24 King Edwards Way

EDITH WESTON

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EDITH WESTON, RUTLAND, LE15 8EZ

A charming village home, dating back to the early 1800's. This fully refurbished Grade II listed home is situated in the most peaceful setting overlooking a delightful mature garden. The current vendors have carried out a full renovation program whilst maintaining the beautiful period features.







step inside

Stepping into the home through a pretty stable door, the kitchen has a range of wall and floor standing cabinets, along with an Aga range cooker with extractor over. With practicality in mind, integrated appliances include a dishwasher, refrigerator, and a washer dryer. Engineered oak flooring is complemented by the original timber beams overhead, while the butlers sink sits underneath the pretty window overlooking the beautiful private garden. From the kitchen is a very useful pantry that offers plenty of storage shelves and a freestanding freezer which will remain at the property.

The fabulous bathroom is a wonderful retreat with a panelled bath over which is a rain shower. There is a wash hand basin, a loo and a heated towel rail, all of which sit harmoniously against the charming exposed stone wall and rustic tiling.

Stepping into the dual aspect sitting room which still retains the original flag stone flooring and bressummer beam under which sits a multi fuel stove. This inviting room offers the perfect place to relax and unwind.









and so to bed...

Taking the stairs to the first floor we reach two bright, spacious bedrooms, both of which are dual aspect. The principal bedroom has a range of inbuilt wardrobes along with a small en suite cloak room complete with wash basin and loo.

Across the hallway is the second bedroom which also offers plenty of storage and peaceful aspects to both the front and rear.





step outside

The property is accessed across the neighbouring property through a timber gate which opens to the garden. A haven of peace and tranquillity, the wonderful garden is a true gem, with a large stone terrace providing the perfect space for alfresco dining.

Beyond the terrace is a large lawn, complemented by well stocked borders with pretty pathways and a rose arch. The property also has a stone garden building which is accessed via the neighbouring garden. This is a really useful building ideal for storage and outdoor equipment.

local amenities

Edith Weston is a charming village nestled in the heart of Rutland, and has a number of facilities including a public house, village shop with post office and primary school.

There are many activities at Rutland Water Sailing Club, including, sailing, kayaking, and wind surfing along with many walking and cycling paths around the water.

Oakham is a short drive away with supermarkets, doctors surgeries and sports facilities. To the east, (seven miles) the Georgian market town of Stamford is renowned for its architecture and its mix of independent shops and more well known chains along with pubs, cafes and restaurants.

The area is renowned for its good schooling with both independent and state schools that can be found in Oakham, Uppingham (6.6 miles), Stamford and Oundle (17.7miles).

services

Water, electricity and mains drainage are understood to be connected. The property has gas fired central heating.

fixtures & 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 Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

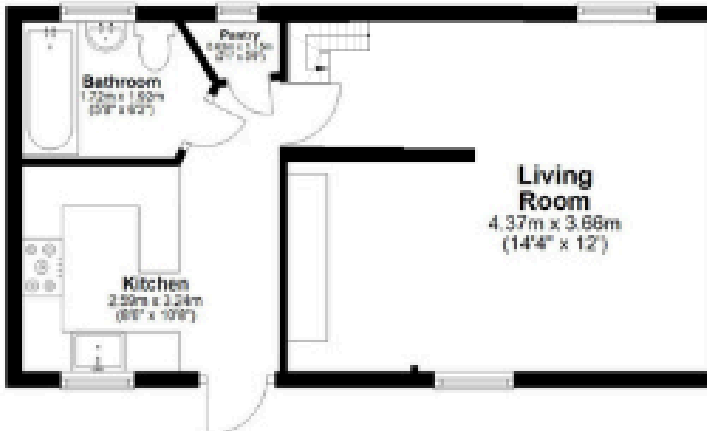




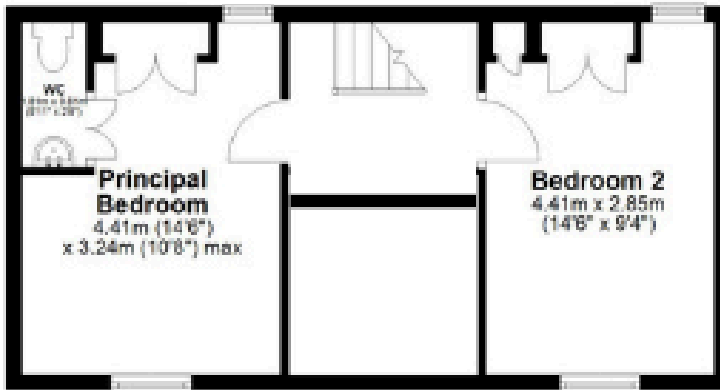
finer details



Ground Floor



First Floor



Ground Floor Approx 60.7 sq m (sq feet)
First Floor Approx 38.4 sq m (412.8 sq feet)
Total Area Approx 99.1 sq m (1066.5 sq feet)

Local Authority: Rutland County Council
Council Tax Band: C
Tenure: Freehold
EPC Rating: Exempt



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

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