



Chesterton

18 High Street West | Uppingham | Rutland | LE15

FINE & COUNTRY



KEY

- A Substantial Double Fronted Townhouse in the Heart of Uppingham
- Refurbished and Extended By the Current Owners Over the Last Few Years
- Ideally Positioned with Easy Access to Uppingham's Facilities and Amenities
- Benefiting from a Rare Mews at the Rear with Access to a Double Garage with Office Above
- Entrance Lobby, Inner Reception Hallway, Front Sitting Room, WC and Cellar
- Spectacular, Well-Appointed, Open Plan Kitchen/Dining/Family Room
- Laundry Room with Ample Storage and Lift to First Floor
- 6 Double Bedrooms, an En Suite and 2 Family Bathrooms plus Storage Space
- Stylish Landscaped Garden with Paved Terrace, Lawn and Mature Screening
- Total Accommodation of Main House (Excluding Cellar) Extends to 3904 Sq.Ft.

FEATURES



Chesterton is situated less than a mile from the A47 giving easy access to Leicester as well as to Peterborough and the A1.



A number of train stations offer direct rail links to London with the journey time of an hour or less.

- Corby (8.6 miles) to London St Pancras
- Market Harborough (12.9 miles) to London St Pancras
- Kettering (14.9 miles) to London St Pancras
- Peterborough (22 miles) to London Kings Cross



A selection of independent schools are within easy reach:

- Uppingham School – few hundred yards (1 min)
- Oakham School – 6.5 miles (13 min)
- Oundle School – 15.2 miles (31 min)
- Stamford Schools – 18.5 miles (25 min)
- Leicester Grammar School – 19.8 miles (31 min)





Welcome to Chesterton

Located in the heart of Uppingham, Chesterton is an elegant period home that has been extensively extended and modernised to create a truly impressive residence. The current owners have carefully reconfigured the layout, introducing contemporary updates while maintaining the home's original charm. With six bedrooms, generous living spaces, and a newly built garage with an office above, this exceptional property offers flexible accommodation designed for modern family life.





Take a tour

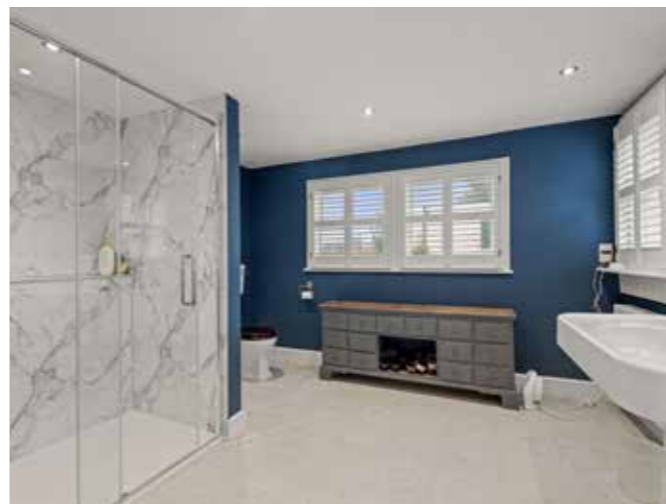
Stepping through the front door, you are welcomed into a spacious reception hallway, where the tone is immediately set by high ceilings and period features. The layout has been realigned to enhance the sense of space and flow. To the left, a sitting room benefits from an original fireplace and a large bay window that floods the space with natural light.

To the rear of the property, the owners have undertaken a substantial extension, creating a stunning open-plan kitchen/dining room. Designed for both everyday living and entertaining, this beautifully finished space features a high-quality kitchen, complete with a generous central island, sleek cabinetry, and ample work surfaces. Large glass doors at the back flood the space with more natural light and open onto the landscaped garden, allowing for seamless indoor-outdoor living. A laundry room, conveniently positioned off the kitchen, provides additional storage and workspace, keeping the main living area clutter-free.

One of the home's most notable features is the modern glass tube lift, a stylish and practical addition that connects the ground and first floors, ensuring accessibility without compromising the home's design.







The first floor is well laid out, offering three spacious bedrooms. The principal bedroom, positioned at the rear, benefits from a luxurious updated en suite with contemporary fittings. Two further, generously proportioned bedrooms, feature period details and large windows, making them bright and welcoming spaces. The

family bathroom has been reconfigured, now featuring a dedicated shower room alongside the newly created lift access, optimising functionality while maintaining the home's character.

The upper floor provides additional accommodation,

with three further double bedrooms, each well-sized and full of character. A newly created storage room ensures practical solutions for family living, offering valuable space for organisation. A well-appointed bathroom serves the second floor, making this level ideal for additional family members or guests.







Outside

The property's exterior has been just as thoughtfully improved as the interior. The walled garden has been professionally landscaped, creating a beautiful yet low-maintenance outdoor space. A stone-paved terrace offers the perfect setting for outdoor dining and relaxation, while the lawned area provides a peaceful retreat.

At the rear of the garden, the newly constructed garage is a fantastic addition, offering secure parking and extra storage. Above it, a dedicated office space provides a quiet and private environment, ideal for remote working or creative pursuits.



In the area

Situated in the heart of Rutland, Uppingham is a picturesque and historic market town, renowned for its charming streets, independent shops, and excellent schools, including the prestigious Uppingham School. The town lies just off the A47, providing convenient road links to Leicester, Peterborough, and beyond, while the A1 is within easy reach for further travel connections. Rail links are equally impressive, with Corby, Kettering, and Peterborough stations all offering direct services to London St Pancras and London King's Cross, making commuting to the capital highly convenient. For those who enjoy the outdoors, Rutland Water is just a short drive away, offering a wealth of recreational activities, including sailing, cycling, and scenic walking routes. With its blend of rich heritage, excellent amenities, and superb transport connections, Uppingham is an ideal location for both family life and commuters alike.

Overall

Chesterton is a rare find – a period home that has been sensitively extended and reconfigured to suit contemporary lifestyles without losing its historic charm. From the showpiece kitchen extension to the modern lift installation, every improvement has been designed with both aesthetics and practicality in mind. Situated in one of Uppingham's most sought-after locations, with its bustling market town atmosphere, independent shops, and excellent schools, this is a property that offers the best of both worlds: timeless character and modern convenience.





Approx. Gross Internal Floor Area
Main House Without Cellar = 3904 sq. ft / 362.67 sq. m
Main House With Cellar = 4431 sq. ft / 411.62 sq. m
Outbuilding = 773 sq. ft / 71.81 sq. m
Total (House & Outbuilding) = 5204 sq. ft / 483.43 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



LOCAL AUTHORITY: Rutland County Council

SERVICES: Mains Electricity, Water, Drainage and Gas Central Heating

TENURE: Freehold

COUNCIL TAX BAND: G

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Agents notes:

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