

SPRING COTTAGE

WYMONDHAM



Life comes into crystal clear contrast at Spring Cottage – from the lush green lawn flowing either side of the cobbled-set driveway to the golden tones of the stone itself, all tucked up in the picturesque rural village of Wymondham.

Parking is plentiful, particularly with the double garage to hand behind electric doors. Step inside the entrance hallway, with cool slate-toned tiles underfoot setting a sophisticated tone beneath the double-height ceiling. A wide staircase ascends, with handy storage tucked neatly beneath, while natural light pours in through tall windows, immediately establishing the space, scale and flow this home has to offer.



SIT BACK AND RELAX

A haven of soft grey hues and fresh whites, the sitting room, positioned to the front of the home, is the epitome of effortless elegance. With garden views front and rear and French doors that open out onto decking for summer soirées, it's a room that shifts effortlessly with the seasons. Come winter, the gas fire brings a gentle glow to the sitting room, creating a peaceful and restful retreat.



DINE AND UNWIND

At the heart of Spring Cottage, the welcoming kitchen diner draws family and friends together with its open layout and spacious comfort. Bathed in light, this sociable space forms the natural hub of the home - seamlessly linking the kitchen, sitting room, garden room and family room beyond.

The kitchen's layout and stylish flow create a sense of informality and familiarity. A wine fridge and breakfast bar seating add a note of indulgence, amplifying the ambience of easy conversation and relaxed living, complemented by a walk-in pantry.

Tucked behind the kitchen, the laundry room offers everyday practicality with generous storage, marble-style worktops, plumbing for laundry essentials and direct access to the walled garden. There's also a cloakroom, with bold, playful wallpaper that brings a splash of personality.

Vaulted ceilings and bifolding doors invite the garden into the first of two family rooms, while triple-aspect windows flood the space with sunshine. Reading nook, playroom, dining space or retreat - it adapts with ease to every chapter of life.



Completing this collection of reception rooms is the second large, light-filled family room - a show-stopping space designed for quiet evenings and lively entertaining. Full-height glazing beside the wood-and-glass staircase frames the view to the front, while bifolding doors at the rear open onto the covered decking and garden beyond.



BLISSFUL BEDROOMS

From the entrance hallway, the main staircase leads up to the landing, off which three bedrooms await. Spacious and light, the second bedroom features a full wall of wardrobes and soft pink, bird-printed wallpaper. With its own en suite shower room, it's ideal for guests or growing teens seeking a little independence.

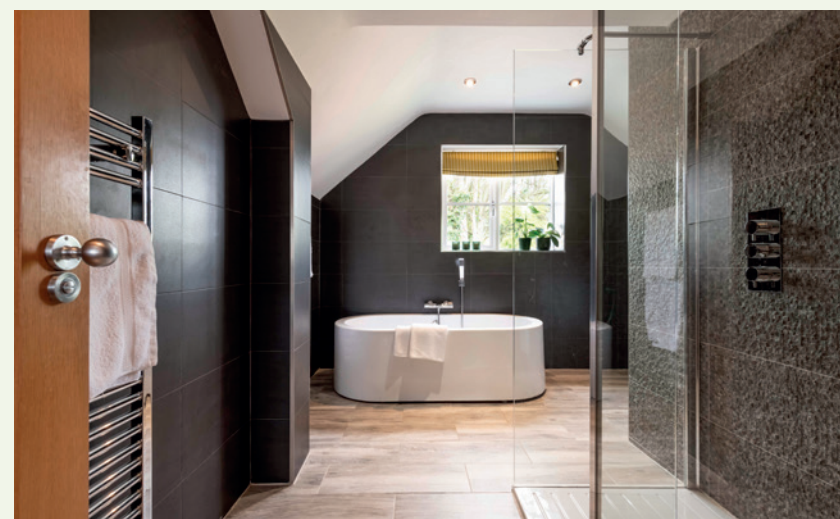
Two further bedrooms, both bathed in natural light, enjoy verdant views over the gardens, and easy access to the large family bathroom.

Designed for modern living, this bountiful bathroom features a walk-in shower, separate bathtub, and lavatory - perfect for busy mornings and family routines.

SECLUDED SPACES

Upstairs from the family room, the clever use of space continues with a mezzanine study where a Velux window overhead ensures light-filled inspiration when working.

Off the landing, the principal suite sits in its own private wing - a quiet sanctuary tucked away from the hum of daily life. Awash with natural light from Velux windows and French doors, and with a Juliet balcony overlooking the front lawn, it offers the perfect blend of space and serenity. A full wall of rich oak-toned wardrobes provides plenty of storage, within which a secret door opens into a spectacularly sized stunning en suite. Here, soak away the worries of the day in the deep egg-shaped bathtub, or begin the morning with a refreshing spritz in the sleek walk-through double shower - luxury-level escapism at home.





SUNSHINE, SHELTER AND SHADE

Wrapped in greenery, peaceful and private, the garden at Spring Cottage offers spaces to relax and unwind outdoors. Hinting at the home's name, a working well can be found within the lawned garden to the front, whilst a side gate leads to the walled garden at the rear - a tranquil haven for play, relaxation and entertaining.

Here, raised decking creates a natural stage for outdoor dining, while beyond the garden room, a paved path meanders beneath an

arched trellis to a second decked area, where a pergola provides dappled shade - the perfect spot for a glass of something chilled on a summer evening.

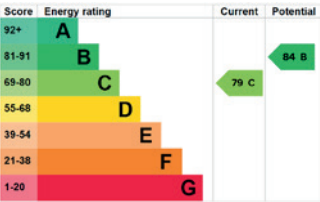
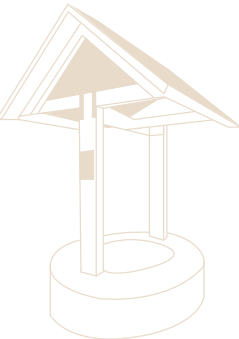
Thoughtfully zoned, the garden wraps around to a handy shed, offering plenty of space for tools, bikes or garden games, while the secure setting ensures children and pets can roam freely. Enclosed by warm toned walls, the garden retains the heat of the sun, creating a welcoming, inviting outdoor escape.



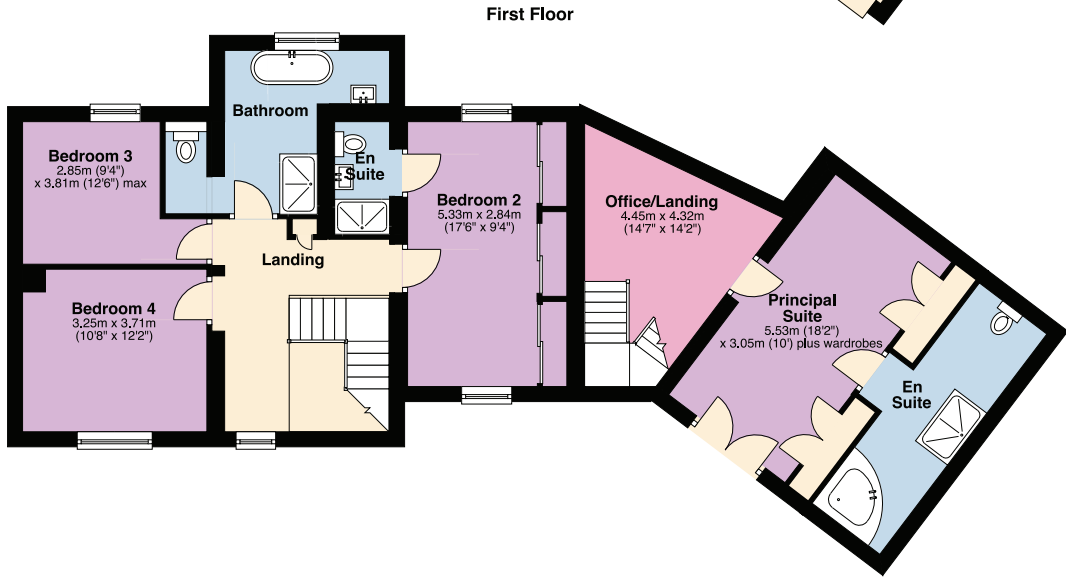
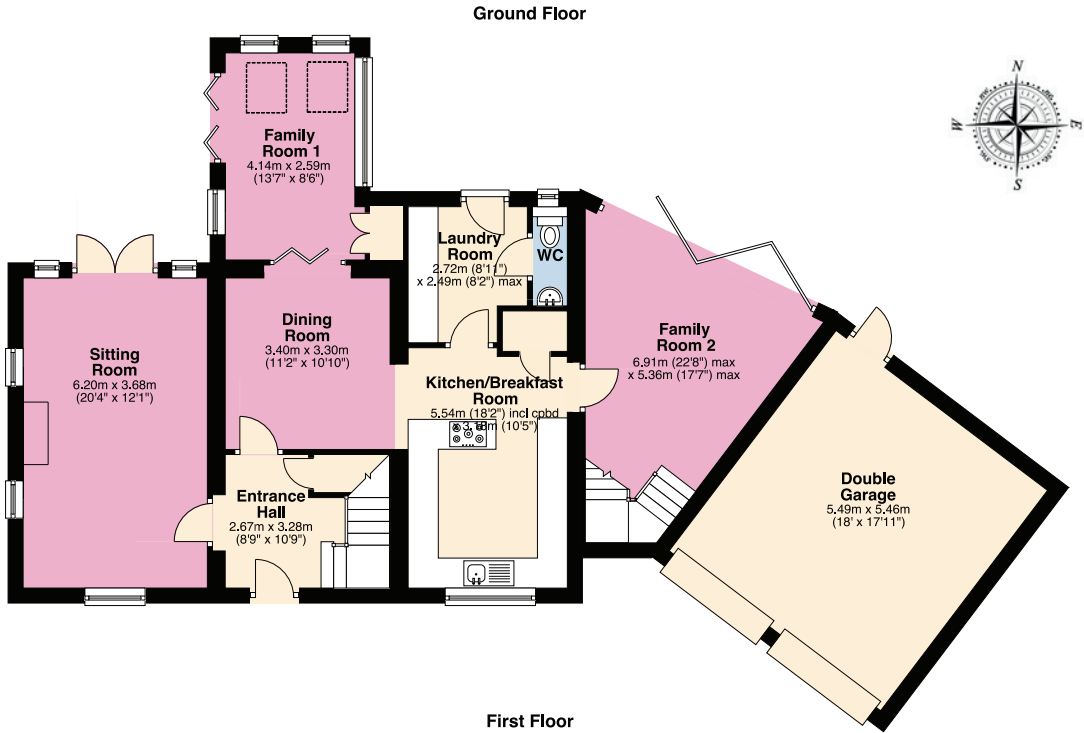
THE FINER DETAILS

Freehold
Detached
Built 2006
Plot approx. 0.26 acre
Conservation area
Gas central heating
Mains electricity, water and sewage
Melton Borough Council, tax band E
EPC rating C

Ground Floor: approx. 137.4 sq. metres (1,478.6 sq. feet)
First Floor: approx. 114.5 sq. metres (1,232.1 sq. feet)
Total area: approx. 251.8 sq. metres (2,710.7 sq. feet)



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OUT AND ABOUT

A much-favoured village location which is surrounded by unspoilt open countryside and includes useful day to day amenities including Parish Church, primary school and traditional public house. The Wymondham Windmill is also located on the edge of the village which provides an interesting tourist attraction with tea room and craft shops. In addition there is easy access to more comprehensive facilities in the market towns of Melton Mowbray and Oakham and further road links to Stamford, Grantham, Rutland Water and the A1.

The highly sought-after village of Wymondham is close to the market towns of Melton Mowbray, Oakham and Stamford, which contain a range of schools, independent shops, bistros, restaurants, pubs, and health and leisure facilities.

The Berkeley Arms pub is the local's favourite haunt, and the Windmill tea and craft shops add a dash of finery to the community. Young ones will find ducks to feed and a

children's play park. There is also a woodland puzzle trail and the Windmill, built in 1814, can be climbed for a view over the village.

St Peter's C of E Primary School is a short walk from Spring Cottage and for secondary education, many families make use of a choice of schools in nearby Oakham or Melton Mowbray with either state or independent schooling in mind.

Many beautiful walks and routes with footpaths, cycle routes and bridleways all around surround Wymondham. With so much to see and do, it won't be long until you're ingrained in this rural, yet thriving village life. A regular bus service provides links to the local villages and towns, and mainline services connect from Melton Mowbray, Oakham and Grantham.

Where style meets sanctuary, Spring Cottage brings everyday ease with its family friendly flow and versatile rooms.

LOCAL DISTANCES

Melton Mowbray 6.8 miles (13 minutes)
Oakham 7 miles (13 minutes)
Stamford 16 miles (21 minutes)
Grantham 15 miles (25 minutes)





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