



Hurford's

Windsor Cottage, Toons Yard, Uppingham Oakham Freehold £325,000

Key Features



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- 2 Bedroom Character Property
- Beautifully Presented Throughout
- Wood Burning Stove
- Outbuilding Storage
- Sheltered Seating Area

Entering through the front gates you are met with the stunning communal courtyard garden leading to the front door. From here you enter the kitchen, a fabulous space retaining the exposed timber crossed with a modern kitchen offering a range of base and wall units, integrated dishwasher, oven and gas hob with space for a free-standing fridge & freezer and additional storage. To the left you enter the dining room, a great spot for entertaining with storage under the stairs and the welcome addition of a downstairs W/C.

Moving to the first floor via a generous landing you enter the formal lounge, a gorgeous room flooded with light from 3 windows with a wood burning stove set into a characterful brick surround fireplace. Additionally, from this floor you have a door accessing an external staircase marking some of the history of the building providing a sheltered seating



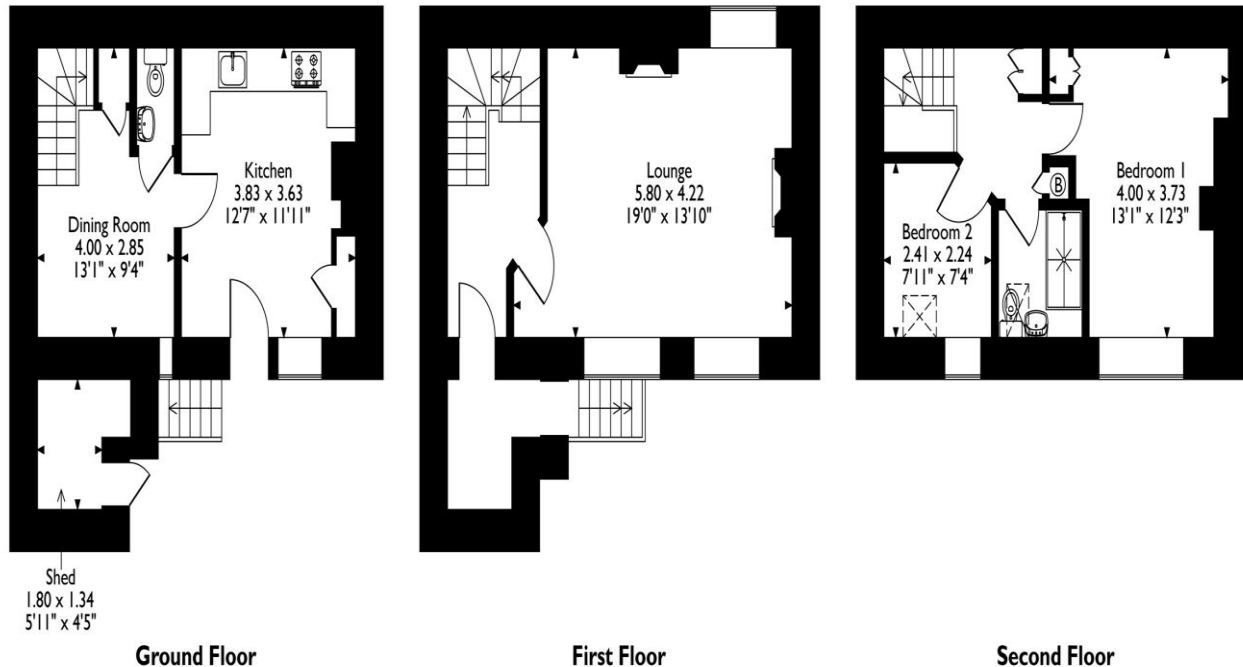
4 Toons Yard, HighStreet East Uppingham, Oakham

Approximate Gross Internal Area

Main House = 88 Sq M/947 Sq Ft

Outbuilding = 2 Sq M/22 Sq Ft

Total = 90 Sq M/969 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

area to the outside above the outbuilding below.

Entering the second floor you are met with two double bedrooms with additional storage. The master enhancing the character of the building with exposed brick and stone from the chimney below. These two bedrooms share the main bathroom comprising of a large walk-in shower, basin, W/C and heated towel rail.

The outbuilding is a great area providing space for log storage as well as garden equipment or bikes subject to requirements.


This home is a real gem and has an exceptional location situated in Uppingham Town Centre very close to the high street and local independent shops. Viewing is essential!

To view this property call Hurfords on: 01572 821777

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