



Hurfords

Garden Farm, Main Street, Wardley Freehold £1,000,000

Key Features



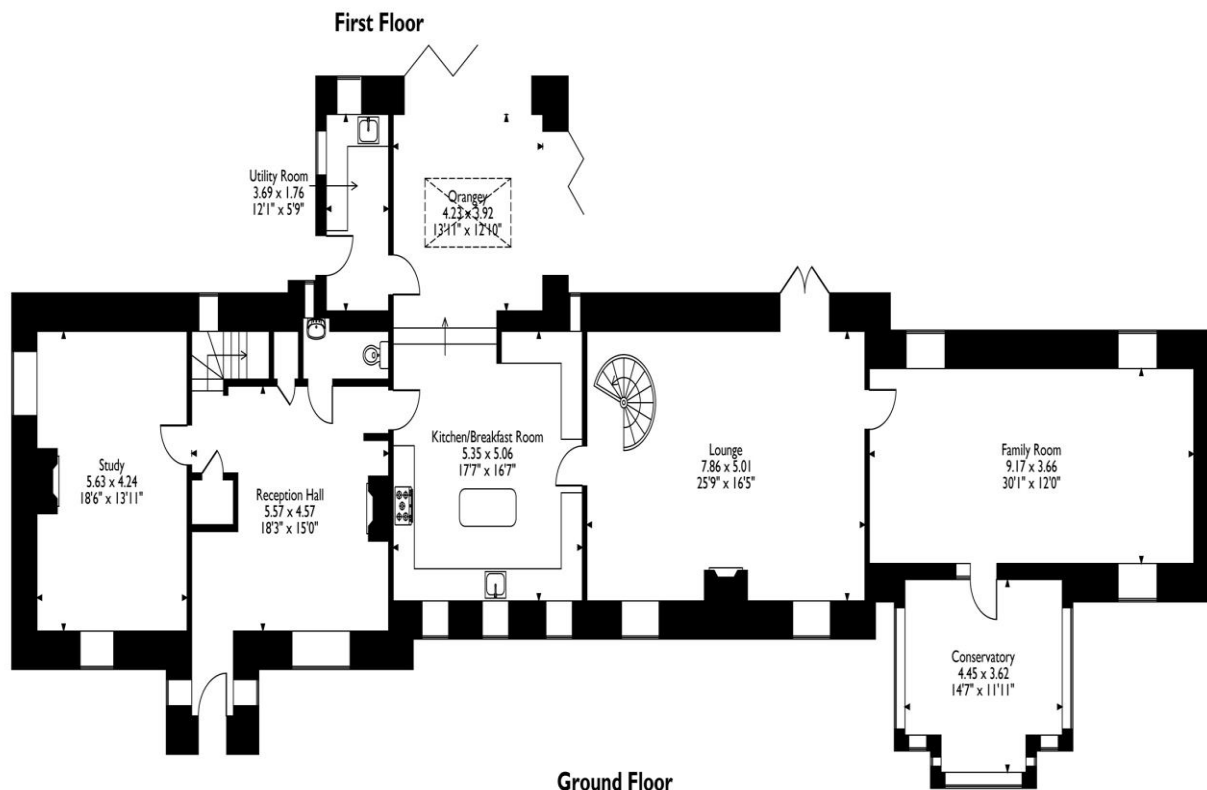
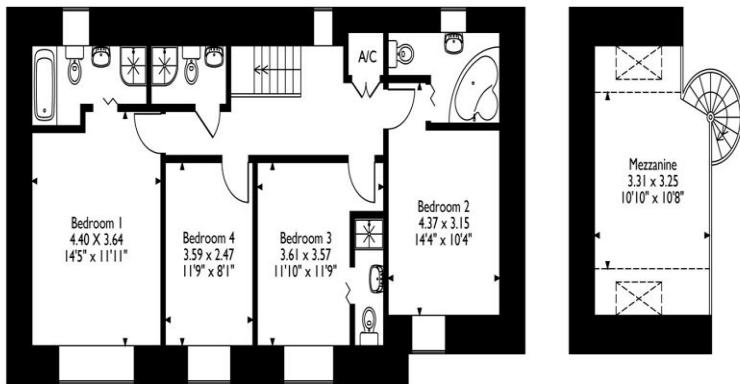
- Detached 4 Bedroom Stone Farmhouse
- 4 Generous Reception Rooms
- Recently Extended Orangery
- Boasting Character Features
- Large Garden & Outbuildings

Garden Farm is a charming and spacious 19th-century farmhouse nestled in the picturesque village of Wardley, a short drive from Uppingham and within a short commuting distance to Leicester. This beautifully extended property offers four well-proportioned bedrooms, three of which are ensuite, and provides ample space with four inviting reception rooms. The heart of the home is the updated and modernized kitchen breakfast room, which seamlessly flows into the recently extended orangery. Featuring two sets of bifold doors, the orangery beautifully connects indoor and outdoor spaces, opening onto the lush garden, perfect for entertaining in.

Set on a generous 1.7-acre plot, Garden Farm boasts extensive off-road parking and abundant green space, ideal for outdoor activities or simply enjoying the serene countryside views. There is a



Main Street, Wardley, Oakham
Approximate Gross Internal Area
286 Sq M/3079 Sq Ft



spacious patio to the rear with steps leading up to the garden and the heated swimming pool ideal for families. Practicality meets comfort with a well-equipped utility room and a large family room, providing versatile living spaces. Overflowing with character and historical charm, Garden Farm is a rare opportunity to enjoy spacious rural living with modern comforts and access to nearby amenities.

Externally there is a large gravel driveway providing plenty of parking leading to outbuildings providing further storage and potential.

Location - Wardley is a picturesque village located only two miles from the market town of Uppingham, within easy reach of the A47 and offering stunning views over woodland areas. Local amenities catering for all day-to-day needs are available in the market towns of Uppingham, Oakham and Market Harborough. Leisure activities in the area are many and varied with some beautiful countryside where one can ramble, cycle, or just spend time at Rutland Water where there are further pleasures to be enjoyed including sailing, fishing, windsurfing etc. The area is well served by popular schooling in both the state and private sectors.


To view this property call Hurfords on: 01572 821777

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.

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