

Key Features



- Character property
- South facing garden
- Off street parking
- Walking distance to town
- Four Double bedrooms

Hurfords are delighted to bring to market this beautifully presented mid-terrace townhouse, steeped in history and brimming with character. Dating back to the 1800s, this property was originally part of Uppingham's historic hunting lodge and retains much of its period charm, enhanced by impressively high ceilings and generously proportioned rooms throughout.

On the ground floor, you are welcomed into an entrance hall that leads you directly into a spacious kitchen/breakfast room-perfectly designed for both everyday living and informal dining. To the rear, the sitting room enjoys a lovely sense of light and space, with French doors opening directly onto the south facing garden, creating a wonderful flow between indoors and out.

The first floor offers two well-proportioned bedrooms, one of which benefits from its own en-suite shower room. A separate WC also serves this level, ensuring practicality and convenience for family and guests alike. One of the bedrooms is currently arranged as a studio, providing flexibility for home working, creative pursuits, or additional accommodation.

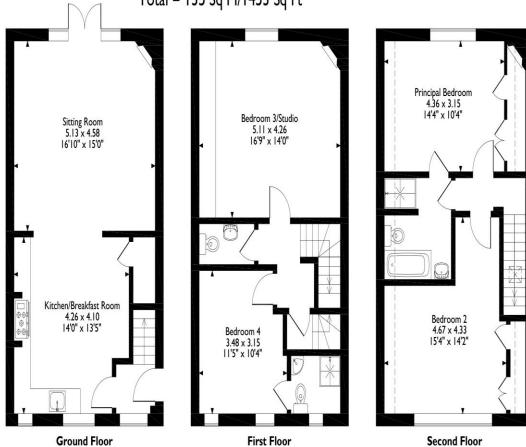






Wisteria House, London Road, Uppingham, Oakham
Approximate Gross Internal Area
Main House = 131 Sq M/1410 Sq Ft
Outbuilding = 4 Sq M/43 Sq Ft
Total = 135 Sq M/1453 Sq Ft





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.

2.00 x 2.00 6'7" x 6'7"

Outbuilding

The second floor boasts two further double bedrooms, including the principal bedroom, which benefits from a Jack and Jill bathroom each bedroom boasts generous proportions.

Externally, the property features a beautifully maintained, tiered garden, a true highlight of the home. Thoughtfully landscaped, it provides a delightful outdoor private retreat, with plenty of space for entertaining or quiet relaxation. At the base of the garden, you'll find a private parking space together with a very useful garden store room, providing excellent storage for bicycles, tools, or seasonal furniture.

Situated in an enviable position tucked away on a private road just off London Road, the property is just a short walk into the historic market town of Uppingham. The town itself offers an excellent range of independent shops, cafés, restaurants, and local amenities, all within easy reach. Uppingham is also renowned for its outstanding schools, most notably Uppingham School, one of the UK's leading independent schools, as well as highly regarded state and preparatory options. This makes the location particularly desirable for families seeking both convenience and access to exceptional education.

This home has been tastefully updated and carefully maintained, offering an ideal blend of period elegance and modern convenience. It is ready for its next chapter and awaits those who will appreciate both its heritage and its contemporary comforts.

To view this property call Hurfords on: 01572 821777

Selling your property?

Contact us to arrange a FREE home valuation.

- 01572 821777
- 21 High Street East, Uppingham, OAKHAM, Leicestershire, LE15 9PY
- □ uppingham@hurfords.co.uk
- www.hurfords.co.uk









Hurfords is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Hurfords has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Hurfords has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GTU102137 - 0001



