



1 0 R E E V E S L A N E

— W I N G —



No. 10, Reeves Lane is not a home that has simply been renovated, it is a home that has been completely rethought to create a light-filled, contemporary country home, where glass, space and garden views define everyday living.

WELCOME HOME

Sitting within around 0.3 acres of mature, private garden, plenty of parking is available alongside a double garage.

Stepping inside, glazed doors offer an enticing preview through to the light-filled heart of the home beyond, drawing the eye straight through to the contemporary living spaces. Hang up coats in the guest cloakroom off the entrance hallway before making your way into the open plan living space.



LIGHT PREVAILS

Light beckons in here; a space transformed from its origins as a small kitchen and sitting room. Now opened up and bathed in light, a bay window showers light through into the sitting room at the front, a quieter, more separate space, still connected to the rest of the room courtesy of a double-sided log-burning stove. Underfloor heating runs throughout

the open-plan space, adding an effortless layer of comfort beneath your feet. Zoned yet open, a relaxed seating area gazes out to the garden through bifolding doors, with large Velux windows above beaming sunlight down. Savour each moment from the dining room, which flows off to the right, for a truly contemporary and connected way of living.

FEAST YOUR EYES

From an inner hallway that provides access to the integral garage and a spacious laundry room, steps lead up to the light-filled family kitchen by Nathaniel Oliver in Oakham, where French doors open to the terrace, offering glimpses back towards the main living space at the centre of the home... easily accessible across the terrace on sun kissed days when entertaining.

Warmed by underfloor heating, this sociable hub centres around the island, where breakfast bar seating gathers family or friends for casual conversation over croissants and coffee. The electric Rangemaster with gas hob serves your every culinary need, with a wine cooler and plate warmer nestled beneath the granite worktop of the island, among the other appliances featured, essential for everyday ease. Velux windows within the high, vaulted ceiling above shower light down over proceedings.

Returning to the hallway, stairs lead up to a spacious, versatile leisure space, ideal as a games room, music room, hobby room or cinema room.





BEDTIME BECKONS

To the other side of the home, four spacious bedrooms await. The family bathroom offers refreshment, with deep bathtub and wet room shower, happily serving the spacious guest double bedroom dressed in charcoal and grey tones.

Work from home in quiet contentment from the home office, with views out to the side. This room could easily be reimagined as a good size bedroom.

With leafy views out over the peaceful, private rear garden with its lush green lawn and mature foliage, a third bountiful bedroom features to this side of the home.



No. 10, Reeves Lane: a creatively reimagined family home where light, space and garden views come together in a calm, contemporary interpretation of country life.



PRINCIPAL ATTRactions

Stairs lead up to the sumptuously-sized principal suite. Set beneath a vaulted ceiling, the room naturally divides, providing a main sleeping suite with Juliet balcony to the front. Start each day with a spritz in the walk-in shower of the en suite; a light, bright room where Velux windows capture treetop views, and storage is spacious. To the other side of the bedroom area, a second 'room' offers incredible versatility; ideal as a lounge space in which to unwind and watch television or read a book, home gym or a large dressing room with plenty of space for storage.



PEACE, PRIVACY AND PERSPECTIVE

Bifolding doors open from the central living space onto a broad terrace, with a lush lawn stretching beyond. Mature hedging and shrubs wrap the garden in privacy, creating a peaceful, sheltered outdoor space that enjoys evening sun and remarkable quiet with birdsong the dominant soundtrack.

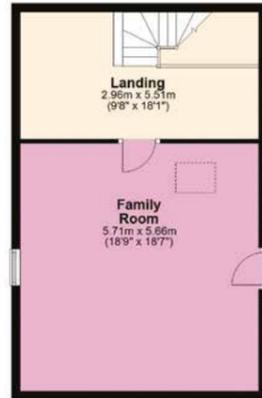
Mainly laid to lawn and framed by greenery, the west-facing garden at No. 10, Reeves Lane is ideal for entertaining, safe for children and pets, offering a pretty perspective back towards the home itself, where the abundance of glass reflects just how successfully this home has been reinvented for modern living.

THE FINER DETAILS

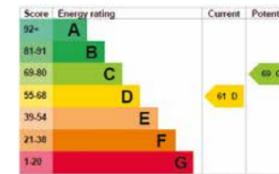
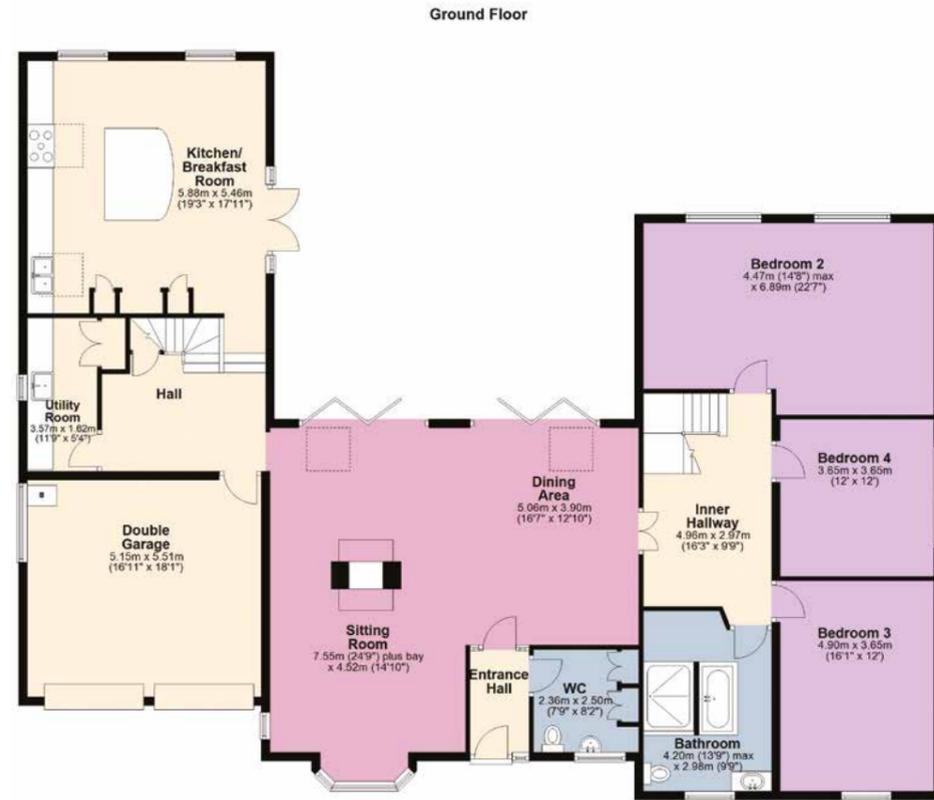
Freehold
 Detached
 Built 1960s
 Plot approx. 0.3 acre
 Oil central heating

Underfloor heating
 Mains electricity, water and sewage
 Rutland County Council, tax band E
 EPC rating D

Ground Floor: approx. 207.7 sq. metres (2,235.7 sq. feet)
 First Floor: approx. 145.8 sq. metres (1,569.2 sq. feet)
 Main Home: 353.5 sq. metres (3,804.8 sq. feet)
 Garage: approx. 28.4 sq. metres (305.2 sq. feet)



First Floor



NEAR AND FAR

Nestled in the Rutland village of Wing, experience all the charm and serenity of rural living, yet just a few minutes from the charming market towns of Uppingham and Oakham.

Home to a local church and village hall, Wing has a celebrated community feel. You can call into Wing Hall and enjoy coffee and cake in the café. Wing Hall also has a friendly farm shop.

With so many beautiful walks, cycle routes, bridleways and footpaths all around from energetic hikes to

gentle evening strolls, you'll be able to work up your appetite to enjoy the fine gastronomical delights the pub, cafes and restaurants Rutland has to offer. With Rutland Water on the doorstep, incredible country walks and scenery abound at your fingertips.

Local state primary and secondary schools are also to be found in Uppingham with alternative local independent schools including Uppingham School, Oakham School, Oundle School and Stamford School all offering co-education for a range of ages with boarding facilities.

LOCAL DISTANCES

- Uppingham 3.8 miles (7 minutes)
- Oakham 5.3 miles (10 minutes)
- Stamford 11.3 miles (19 minutes)
- Peterborough Railway Station 21.3 miles (29 minutes)
- Oundle 17 miles (33 minutes)
- Leicester 22.4 minutes (39 minutes)



Pelham James use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Pelham James has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only.



10 Reeves Lane, Wing, Rutland LE15 8SD



01572 497 070 | team@pelhamjames.co.uk | pelhamjames.co.uk

