



TUDOR HOUSE II

UPPINGHAM



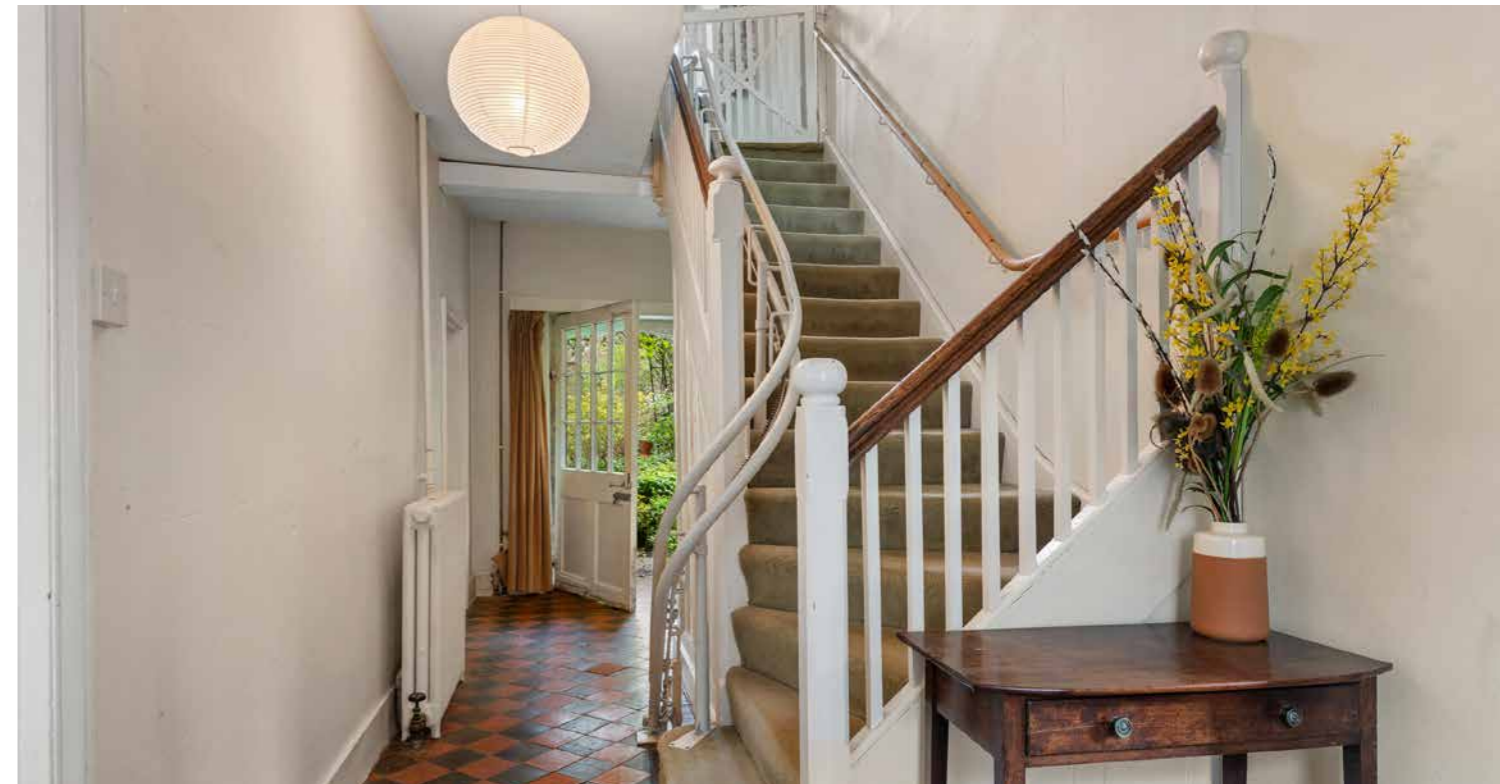
ICONIC PRESENCE

Cherished by the same family for decades, Tudor House II is released for its next chapter. Dating back to the 19th Century and with later extensions added in the 1970s, evolution is within its bones, alongside the Collyweston stone featured in its roof, and traditional chequered red and black floor tiles displayed in the entrance hall.

Still, Tudor House II comes with surprises in store; not least its large garden, double garage and rear parking area; rare commodities in the heart of Uppingham.



With a façade as theatrical as the name it bears, centuries of history stand ready to be ushered into the 21st century at Tudor House II, a grand, Tudor-style, Grade II listed home, once owned by Uppingham School, nestled in the heart of town with a surprisingly large walled garden.





CHARACTER AND CHARM

Versatile rooms lend themselves to reimagination, with a traditional dining room positioned to the front, offering views over High Street West through the stone mullion windows.

High ceilings amplify the airiness and light resonating through diamond-paned windows in the sitting room, drawing views from both front and rear. Bright and inviting, the working open fireplace holds the optional promise for the installation of a log-burning stove.

The kitchen features a large inglenook and continues the traditional flooring through from the entrance hallway. Views beckon to the glorious garden, offering clear scope for reimagination and recalibration for 21st century family living.



PRACTICAL PLACES

Beyond, a glazed door offers access to a small rear porch leading to the downstairs cloakroom, and a door to the outside, ideal for coming in from the garden and keeping the main house clear of muddy boots.

Cellar space below provides further storage potential.



SWEET DREAMS

On the first floor, the space is currently configured as three double bedrooms and a large shower room, arranged around a spacious central landing.

Stairs lead up to the second floor, a vast attic level formerly used as a studio. Drenched in light and with vaulted ceiling, there is scope here for the creation of a light-filled principal suite with dressing room and en suite, or even the creation of two bedrooms with a Jack and Jill shower room, subject to the relevant consent.





A home much loved and utterly unique, defined by its character and history, Tudor House II with its regal high street presence, upholds its name; awaiting its next custodians it stands ready for its new reign to begin.

THE WALLED GARDEN

Emanating a sense of hidden, secret-garden charm, the walled garden extends to around 150 feet of private, secluded oasis in the heart of town. A meandering stone path leads through layers of established shrubs and trees, where there is so much potential to create natural pockets for seating, dining and entertaining and the creation of distinct garden 'rooms', with scope for vegetable beds, ornamental spaces and terraces.

At the far end of the garden, a brick outbuilding provides practical storage, with a further access point leading through to the large double garage, beyond which lies off-road parking, accessed from Orange Street.

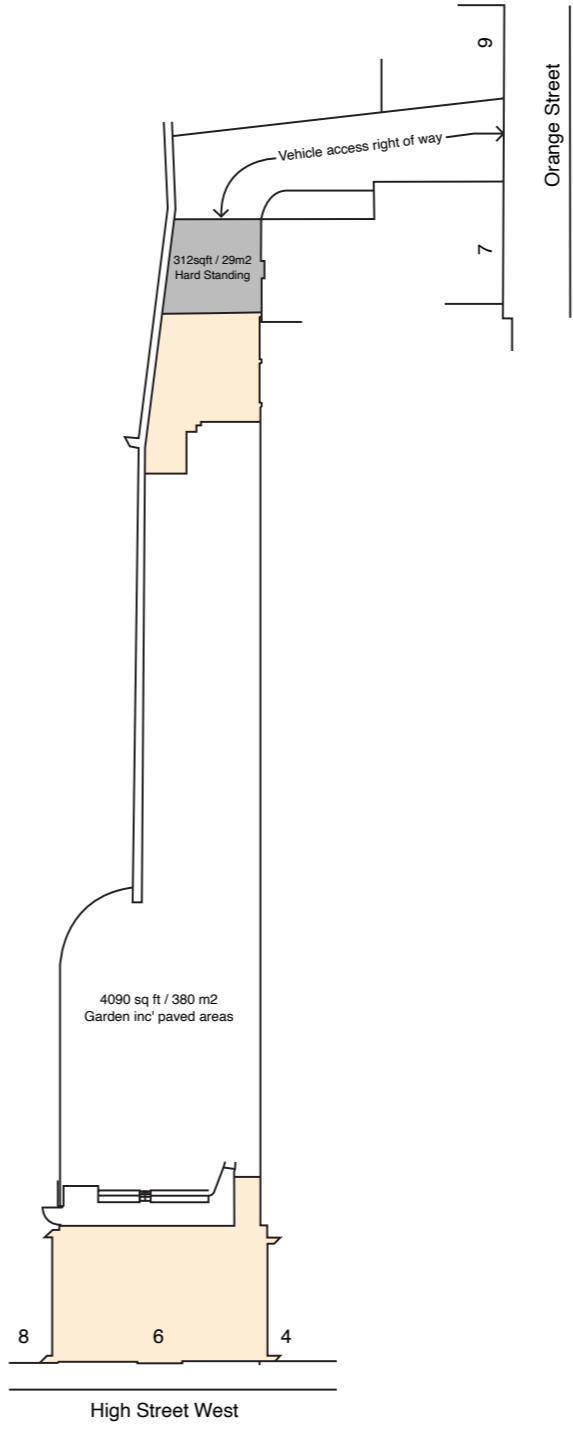


THE FINER DETAILS

Freehold
Terraced townhouse
Grade II listed
Conservation area
Mid 19th century, later additions

Plot approx. 0.14 acre
Gas central heating
Mains electricity, water and sewage
Rutland County Council, tax band F

Cellar: approx. 14.8 sq. metres (159.8 sq. feet)
Ground Floor: approx. 81 sq. metres (872.4 sq. feet)
First Floor: approx. 79.7 sq. metres (857.9 sq. feet)
Second Floor: approx. 53.6 sq. metres (577.4 sq. feet)
Total Home: approx. 229.2 sq. metres (2,467.5 sq. feet)
Garage: approx. 37.6 sq. metres (404.4 sq. feet)
Outbuilding: approx. 5.2 sq. metres (56.2 sq. feet)



ON YOUR DOORSTEP

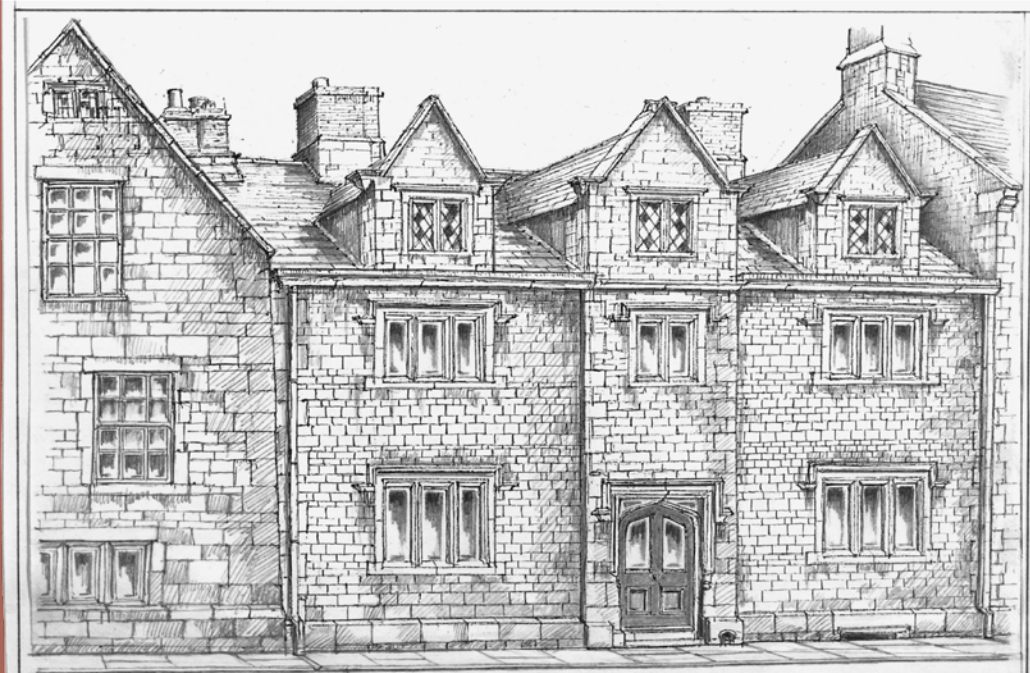
One of Rutland's most characterful market towns, Uppingham blends history with a lively independent spirit. Its stone buildings, Georgian frontages and traditional Friday market speak to its long heritage, while galleries, boutiques, cafés, delis and restaurants keep the town feeling vibrant and well served for everyday life.

For families, schooling is a real strength. There are two primary schools, Uppingham C of E and Leighfield, together with Uppingham Community College within the town. While the renowned independent Uppingham School is right on the doorstep of Tudor House II, the similarly excellent independent schools of Oakham and Stamford are also within easy reach. For travel, Uppingham is well placed for the A47 and surrounding links, with rail services available from nearby Oakham and fast connections to London St Pancras from Corby.

LOCAL DISTANCES

- Oakham 6 miles (11 minutes)
- Corby 8.5 miles (18 minutes)
- Stamford 13 miles (22 minutes)
- Leicester 20 miles (37 minutes)

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