



**Apple Tree House, 3 Brookdene, Ashwell, Rutland, LE15 7LQ**  
**Asking Price £875,000**



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## Apple Tree House, 3 Brookdene, Ashwell, Rutland, LE15 7LQ

Tenure: Freehold

Council Tax Band: (Rutland County Council)



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### DESCRIPTION

Substantial, detached family home offering high quality, flexible accommodation with detached garage, ample secure parking to front and private, south-facing garden to rear, tucked away in a quiet residential area within a well-regarded village just 3 miles north of the county town of Oakham.

No. 3 Brookdene, Ashwell offers tastefully appointed, light and airy, ample living accommodation with good quality fixtures and fittings throughout, including marble tiled floors, superb kitchen and contemporary sanitary ware to bath/shower rooms.

The interior provides a considerable degree of flexibility with Bedroom Four featuring a spiral staircase leading into the galleried Mezzanine. With a connected en-suite Shower Room and large storage area off, this space could easily be used as a suite of an additional bedroom with the room below becoming an attached private lounge.

The energy efficient accommodation benefits from gas central heating (with underfloor heating downstairs) and full double glazing and can be summarised as follows:

**GROUND FLOOR:** Snug, Study, impressive Dining Hall, WC, Garden Room flooded with natural light, large Sitting Room with log-burning stove in stone fireplace, high-specification Kitchen/Diner with granite worktops, useful Utility;

**FIRST FLOOR:** Master Suite of spacious Bedroom, Dressing Room and en-suite Bathroom, three further Double Bedrooms, one of them with en-suite Shower Room and another with access to Mezzanine, Family Bathroom;

**MEZZANINE FLOOR:** potential Double Bedroom, en-suite Shower Room, Storage Room.

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Area

Composite main entrance door with glass insets, marble tiled floor with underfloor heating, alarm control panel, access to Dining Hall.

##### Snug 3.81m into bay x 3.71m (12'6" into bay x 12'2")

Underfloor heating, bay window to front.

##### Study 3.20m x 2.95m (10'6" x 9'8")

Storage cupboard, timber effect tiled floor with underfloor heating, window to front elevation.

##### Open-plan Dining Hall 5.79m x 4.65m (19'0" x 15'3")

Marble tiled floor with underfloor heating, understairs storage, galleried staircase with turned spindles leading to first floor, access to Garden Room.

##### WC

White suite comprising close coupled WC and wash

hand basin, marble tiled walls and floor with underfloor heating.

##### Garden Room 5.51m x 2.49m (18'1" x 8'2")

Light and airy UPVC construction featuring glazed roof, marble tiled floor with underfloor heating and sliding doors with matching glazed side panels giving access to garden.

##### Sitting Room 6.05m x 3.81m (19'10" x 12'6")

Log-burning stove set in feature fireplace with dressed stone surround and matching raised hearth, underfloor heating, wall light points, bi-fold door giving access to rear garden.

##### Kitchen/Diner 6.81m x 3.89m (22'4" x 12'9")

Beautifully appointed to a very demanding specification and featuring extensive cream granite work surfaces with upstand, inset 1.5 bowl sink with mixer tap, ample white fronted high gloss base cupboard and drawer units with LED plinth lights, curved end wall cupboards and matching curved island with seating for six and storage beneath.

Integrated appliances comprise five ring gas hob with extractor hood above, eye level Neff electric double oven and microwave, full-height fridge, dishwasher and wine cooler.

Metro tiles to splashbacks, stone tiled floor with underfloor heating, recessed ceiling spotlights, window to side elevation, bi-fold doors opening to rear garden.

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### Utility 3.05m x 2.31m (10'0" x 7'7")

Fitted granite effect worktop with upstand, inset single drainer stainless steel sink with mixer tap and timber fronted drawer and cupboards beneath, space and plumbing for washing machine, space for tumble dryer, wall mounted Vaillant gas fired boiler.

Built-in cupboard housing hot water cylinder, tiled floor with underfloor heating, window to front elevation, half-glazed external door to side elevation.

## FIRST FLOOR

### Landing

### Bedroom One 6.93m x 3.81m (22'9" x 12'6")

Generously sized Master Bedroom featuring high ceiling above the sleeping area, fitted wardrobes to two walls, two radiators and window to rear elevation providing views over garden.

### Dressing Room 2.39m x 2.26m (7'10" x 7'5")

Radiator.

### En-suite Bathroom 2.87m x 2.26m (9'5" x 7'5")

White suite comprising vanity unit incorporating concealed cistern WC, hand basin with mixer tap, adjoining marble effect top and storage beneath, panelled bath with tiled surround and separate double shower cubicle with tiled surround, deluge shower and a further handheld shower attachment. Column radiator with towel rail, tiled walls, tiled floor, recessed ceiling spotlights, window to front elevation.

### Bedroom Two 5.82m x 3.18m (19'1" x 10'5")

Fitted wardrobes to one wall, radiator, recessed ceiling spotlights, window with views over rear garden.

### En-suite Shower Room 2.21m x 1.83m (7'3" x 6'0")

White suite comprising low level WC, rectangular hand basin with mixer tap set in vanity unit with storage beneath and shower cubicle with wall mounted shower. Stainless steel radiator, metro tiles to walls, tiled floor, recessed ceiling spotlights, window to side elevation.

### Bedroom Three 4.55m x 3.33m (14'11" x 10'11")

Fitted wardrobes with sliding doors (one of them mirrored) to one wall, radiator, window to front elevation.

### Family Bathroom 3.18m x 2.90m (10'5" x 9'6")

White suite comprising low level WC, circular hand basin with mixer tap set atop wall mounted vanity unit with storage, shower cubicle with deluge shower and wall mounted shower attachment and panelled Phoenix Whirlpool bath with jets. Radiator, tiled walls, tiled floor, recessed ceiling spotlights, window to front elevation.

### Bedroom Four 4.65m x 3.61m (15'3" x 11'10")

Radiator, laminate floor, recessed ceiling spotlights, attractive spiral staircase leading to Mezzanine, window overlooking rear garden.

### Mezzanine 5.79m x 2.92m (19'0" x 9'7")

Gallery to Bedroom Four with 2 Velux lights and access to Shower Room as well as eaves Storage Room.

### En-suite Shower Room 2.26m x 1.63m (7'5" x 5'4")

White suite comprising low level WC, hand basin and shower cubicle with wall mounted shower. Stainless steel radiator, tiled walls, tiled floor, recessed ceiling spotlights.

### Storage Room 5.23m x 1.80m (17'2" x 5'11")

Providing ample eaves storage.

## OUTSIDE

The property is accessed via a gated driveway leading to the brick paved frontage which provides hard standing for a number of vehicles and gives access to the the garage to the side of the house.

There are hand gates to both sides of the house linking front and rear of the property.

### Detached Garage

(currently used as Gym)  
Light and power, up and over door, window and side personnel door to rear garden, alarm system.

Behind the garage, there is a useful timber shed and small covered area.

### Rear Garden

The established and fully enclosed rear garden

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enjoys a southerly aspect and has been attractively landscaped to include a shaped brick paved terrace, a deck providing a pleasant seating area with adjoining flower bed, lawn and blue slate chippings border with inset mature specimen tree at the top.

### SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast, Ultrafast  
Mobile signal availability:  
EE - good outdoor  
O2 - variable outdoor  
Three - variable outdoor  
Vodafone - variable outdoor  
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

### ASHWELL

Ashwell is a quaint village with a small population and peaceful atmosphere situated 3 miles from Oakham which is a small market town with an array of schools, shops, recreational facilities and transport links. It is well situated for easy access to many other work centres including Uppingham, Corby, Kettering,

Stamford, Peterborough, Leicester, Melton Mowbray and Nottingham. Rutland Water with its extensive leisure pursuits including fishing, sailing and walking is only a few miles away.

For shopping there is a good range of shops in Oakham, together with a produce market every Wednesday and Saturday, and other facilities in the town include doctors, dentists, opticians, chemists, library etc.

Sporting facilities in the area are many and varied including cricket, rugby, football, tennis, bowls and golf, with a number of eighteen-hole courses. In addition there are a number of leisure pursuits which can be enjoyed on Rutland Water including fishing, sailing and windsurfing.

Rutland and Leicestershire are renowned for hunting and there are some good Hunts locally including the Cottesmore, the Quorn, the Fernie and the Belvoir.

For education, in addition to a wide range of Local Authority schools there are the well known public schools at Oakham, Uppingham and Stamford.

### COUNCIL TAX

Band TBC  
Rutland County Council, Oakham 01572-722577

### INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice

whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

### N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

### VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

### OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30  
Saturday 9.00 - 12.00

### DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees

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ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray 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.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their

employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.













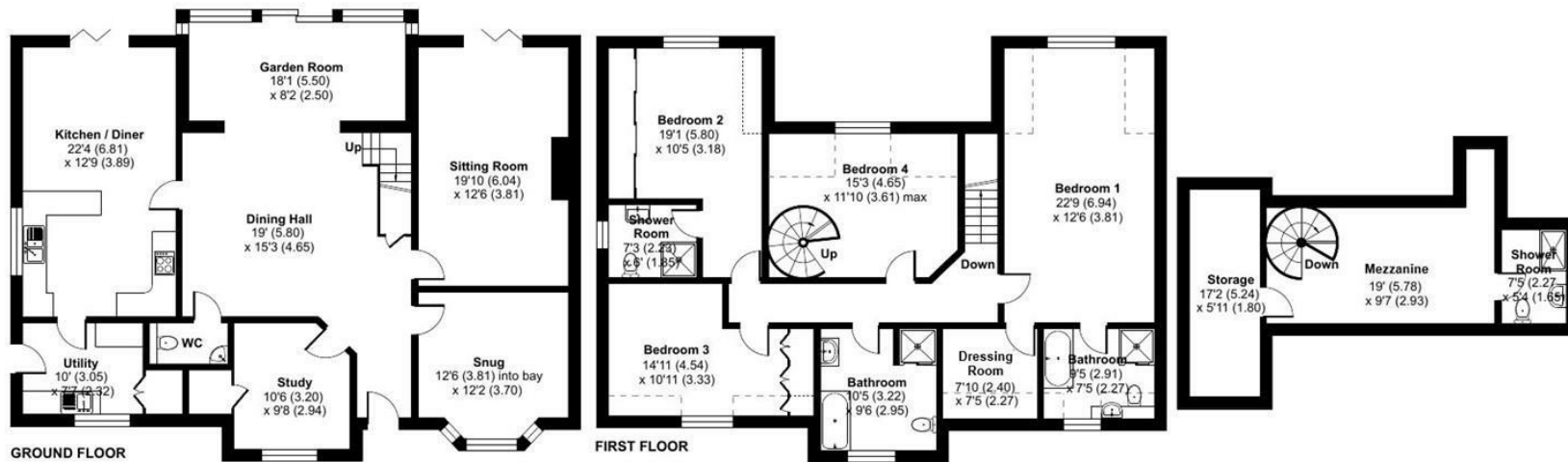




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Approximate Area = 2936 sq ft / 272.7 sq m  
 Limited Use Area(s) = 140 sq ft / 13 sq m  
 Total = 3076 sq ft / 285.7 sq m  
 For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(38-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>71</b>	<b>76</b>

England & Wales EU Directive 2002/91/EC  
 Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>75</b>	<b>76</b>

England & Wales EU Directive 2002/91/EC

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1433055

