



Hurfords

Larkwood House, Ayston Road, Oakham Freehold Offers Over: £525,000

Key Features



- Four bedroom detached property
- Private front & rear garden
- Garage
- Electric gates
- Master suite

Approached via electric gates, the property enjoys a sense of exclusivity and privacy, with a driveway providing off-road parking and access to the garage. The newly landscaped private front garden is a particular highlight - a sheltered sun trap that the current owners enjoy throughout the warmer months, creating a wonderful space for relaxing or entertaining.

Upon entering, the welcoming hallway leads to a versatile reception room on the right, currently used as a dining room but equally suited to a playroom, home office or snug depending on a buyer's needs. Further along is a practical utility room with underfloor heating and a convenient ground-floor WC.

Opposite the hallway, the extended lounge provides a generous and comfortable living space, enhanced by bi-fold doors that open directly onto the private front garden, allowing natural light to flood in and seamlessly connecting indoor and outdoor living.



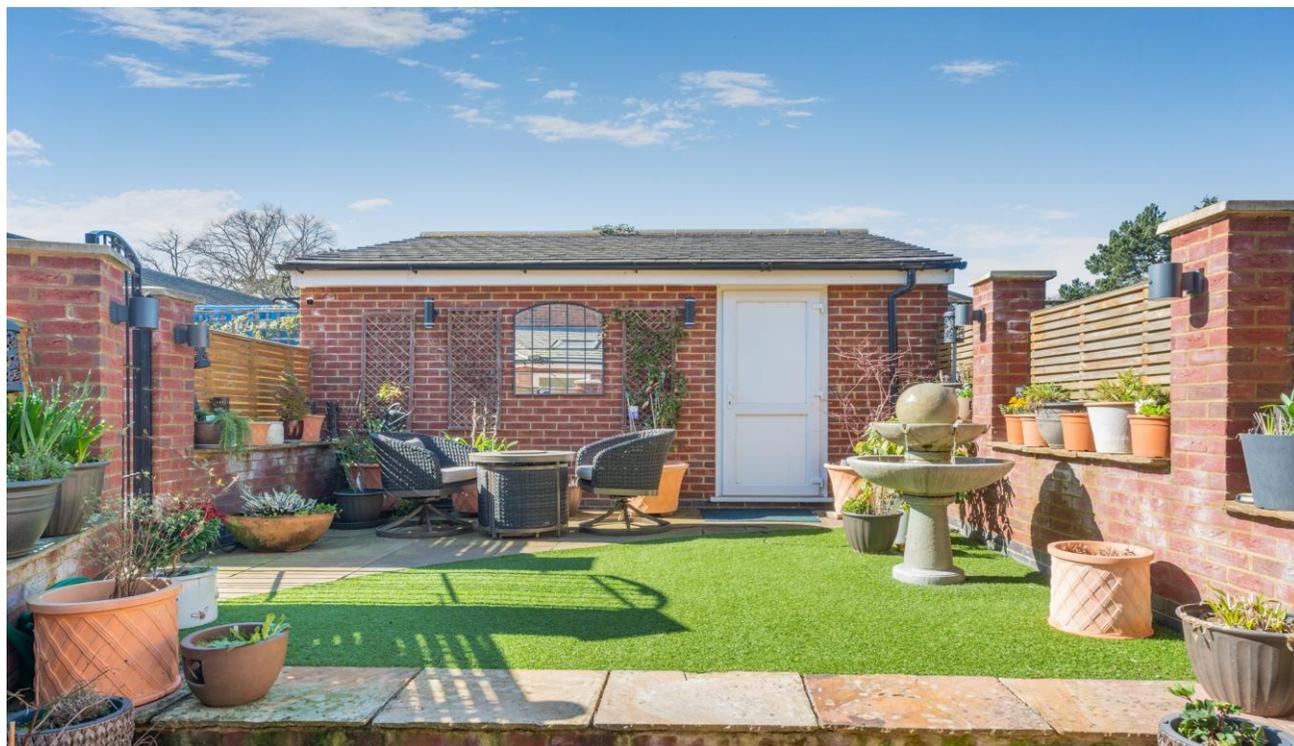
To the rear of the property lies the true heart of the home - a spacious open-plan kitchen and living area, perfect for modern family life and entertaining. This space overlooks and leads out to the private rear garden, which is mainly laid with artificial lawn for ease of maintenance and benefits from gated access directly onto the adjoining playing fields.

Although being located in the centre of town, the rear aspect is wonderfully open, with views across allotments, playing fields and rolling countryside beyond, giving a sense of space and tranquillity that belies the property's highly convenient location.

The first floor offers three well-proportioned double bedrooms and a contemporary family bathroom. The rear bedroom enjoys particularly attractive views and features a Juliet balcony, allowing you to fully appreciate the open outlook.

Occupying the entire second floor is an impressive master suite, comprising a spacious double bedroom, ample built-in storage, a stylish en-suite shower room, and an additional flexible area currently used as a home office but equally suitable as a dressing room or walk-in wardrobe.

Uppingham is renowned for its vibrant market town atmosphere, with a wealth of independent shops, cafés and restaurants all within a short walk. The area is also highly regarded for its excellent schooling, including well-respected primary schools and the prestigious Uppingham School, making this an ideal choice for families.



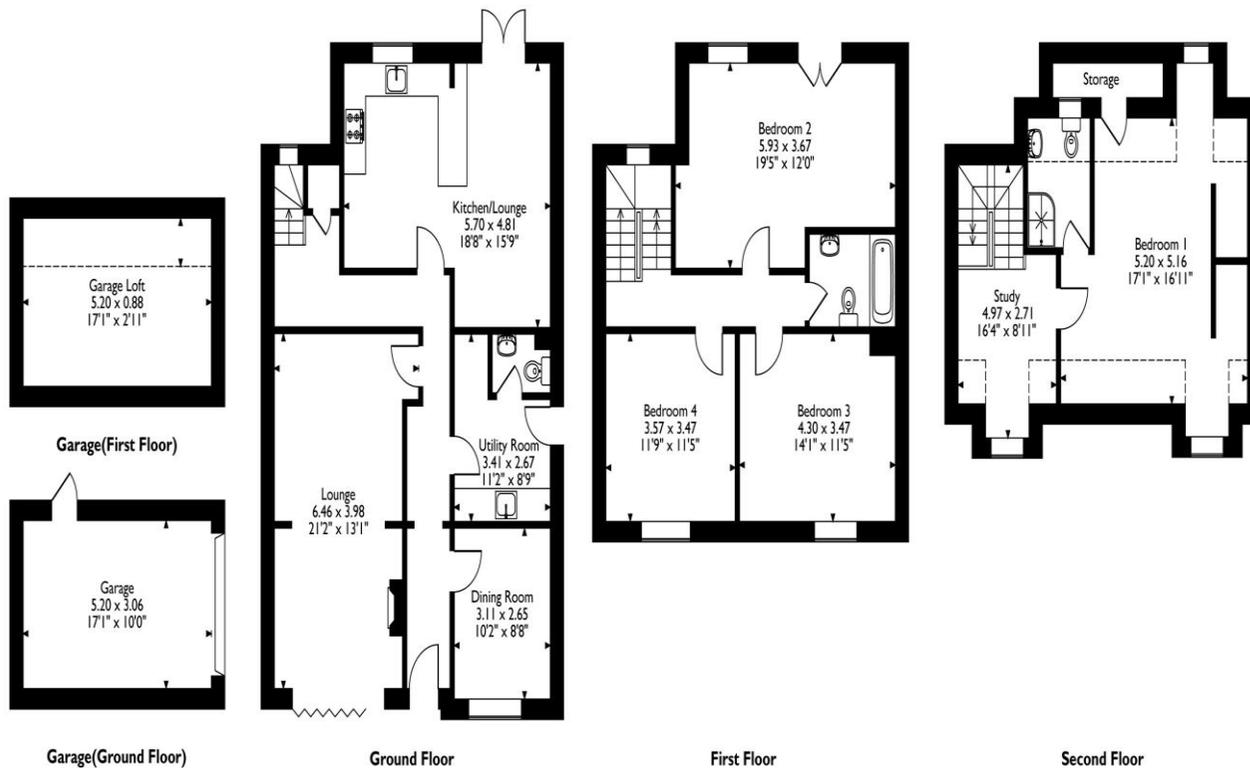
Larkwood House, 12D, Ayston Road, Uppingham, Uppingham

Approximate Gross Internal Area

Main House = 177 Sq M/1905 Sq Ft

Garage = 21 Sq M/226 Sq Ft

Total = 198 Sq M/2131 Sq Ft



This is a home that truly must be viewed to be fully appreciated - offering flexible accommodation across three floors, an enviable setting, and a rare blend of town-centre living with open rural views. It presents a fantastic opportunity for families, including those seeking space for multi-generational living, in one of Rutland's most sought-after locations.

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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 01572 821777

 21 High Street East, Uppingham, Oakham, Leicestershire, LE15 9PY

 uppingham@hurfords.co.uk

 www.hurfords.co.uk



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