



Stoup Cottage, Whissendine



## Bedrooms: 4

A beautifully presented four bedroom character cottage of approximately 3,000 sqft, blending original charm with a striking contemporary extension, landscaped south-facing gardens, double garage and no onward chain, set within the sought-after village of Whissendine.

- Approx. 3,000 sqft
- Four double bedrooms, two bathrooms
- Contemporary extension
- Open-plan kitchen/living area
- Feature island breakfast bar
- Formal lounge and dining room
- Utility room with pantry
- South-facing landscaped garden
- Double garage and driveway
- NO CHAIN





Substantial (approx. 3,000 sqft) four bedroom, two bathroom character cottage with a clever contemporary extension utilising former outbuildings to create an architectural wow-factor to the large open-plan living area, including the kitchen which has been designed tastefully to integrate with a feature central island breakfast bar. A connecting glass entrance/walkway leads to an immaculately presented formal lounge and dining room, plus a large utility boot room/prep kitchen with walk-in pantry off.

The principal suite benefits from both a dressing area and generous en-suite. There are three further double bedrooms and a family bathroom, all fitted to an exceptionally high standard. This property has a Homes & Gardens feel and finish, with private landscaped south-facing grounds. There is a good-sized driveway to the front of a double garage, which has recently been fitted out and insulated to create a home office, gym or workshop.



Whissendine is a popular village with a top Ofsted-rated junior school, a thriving village shop and pub, and is well located for access into Oakham with its excellent secondary schools, and Melton Mowbray, renowned as the food capital of the country. The village also offers excellent access to both the A1 and M1, with mainline trains to London in under an hour from Grantham railway station.

No onward chain.

11, Ashwell Road, Whissendine, Oakham  
 Approximate Gross Internal Area  
 Main House = 263 Sq M/2831 Sq Ft  
 Garage = 42 Sq M/452 Sq Ft  
 Outbuilding = 4 Sq M/43 Sq Ft  
 Total = 309 Sq M/3326 Sq Ft



Outbuilding

Ground Floor



First Floor

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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