



COMPTON HOUSE  
HIGH STREET EAST, UPPINGHAM

JAMES  
SELICKS



# “... BEAUTIFULLY-RENOVATED, FOUR-BEDROOM TOWNHOUSE ...”

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**Compton House, dating from 1850, is a beautifully renovated, four-bedroom period townhouse offering versatile accommodation across four floors, filled with natural light and combining elegant original character features with refined contemporary styling, in the heart of Uppingham town centre.**

**Kitchen • Two Reception Rooms • Utility Room/Cellar • Downstairs Cloakroom • Four Double Bedrooms • Family Bathroom, One Shower Room • Private Courtyard Garden • Single Garage, One Allocated Parking Space • Town Centre Location • EPC - D**

## **Ground Floor**

Entered via an inviting reception hall, the property immediately impresses with its generous proportions, high ceilings and original stone floors. To the front is an elegant sitting room featuring a bay window with herringbone flooring, fitted storage and a feature fireplace with open fire.

To the rear, the kitchen offers a good range of fitted shaker-style units, a central island and extensive pantry storage, and flows through an archway into a dining area. This space enjoys ample glazing and a roof lantern, flooding the room with natural light, with steps leading up to a glazed door opening onto the courtyard garden. The ground floor is completed by a downstairs cloakroom/WC.

The lower ground floor provides a highly practical utility/laundry room together with additional storage, offering excellent ancillary space, with further access to useful cellar storage.



### First & Second Floor

The first-floor hosts two substantial double bedrooms, including an impressive principal bedroom, both served by a main bathroom with freestanding bath and separate walk-in shower. A spacious landing enhances the sense of light and space and provides access to the upper floor.

The second floor offers two further generous double bedrooms, making the property ideal for growing families, guests or those working from home, together with a second shower room.

Finished to a high standard throughout, this exceptional period home combines timeless character with modern convenience, offering generous and versatile accommodation in a prime town centre location. Beautifully presented and ready for immediate occupation, it represents a rare opportunity to acquire a substantial home in the heart of Uppingham.

### Outside

Externally, the property sits prominently on High Street East, approached via a covered porch with decorative columns framing the front door. To the side, a shared driveway leads to an allocated parking space and single garage.

The rear garden is a private, hard-landscaped walled courtyard with mature planting, accessed directly from the kitchen and dining areas, providing a seamless and highly desirable indoor-outdoor flow.



“... RARE OPPORTUNITY TO  
ACQUIRE A SUBSTANTIAL HOME IN  
THE HEART OF UPPINGHAM ...”

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## Location

Uppingham is a picturesque market town in Rutland, known for its rich history, vibrant arts scene, and strong community spirit. Often called "Stamford in miniature," it features honey-hued stone buildings, cobbled streets, and a welcoming atmosphere. The town offers an eclectic mix of boutique shops and restaurants around the Market Square and High Street. Excellent primary and secondary schools serve the area. Conveniently located near the A47, Uppingham provides easy access to Leicester, Peterborough, Corby, and Kettering—all with mainline train services to London in under an hour.

## Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.

Rutland County Council – Tax Band E

## Tenure

Freehold

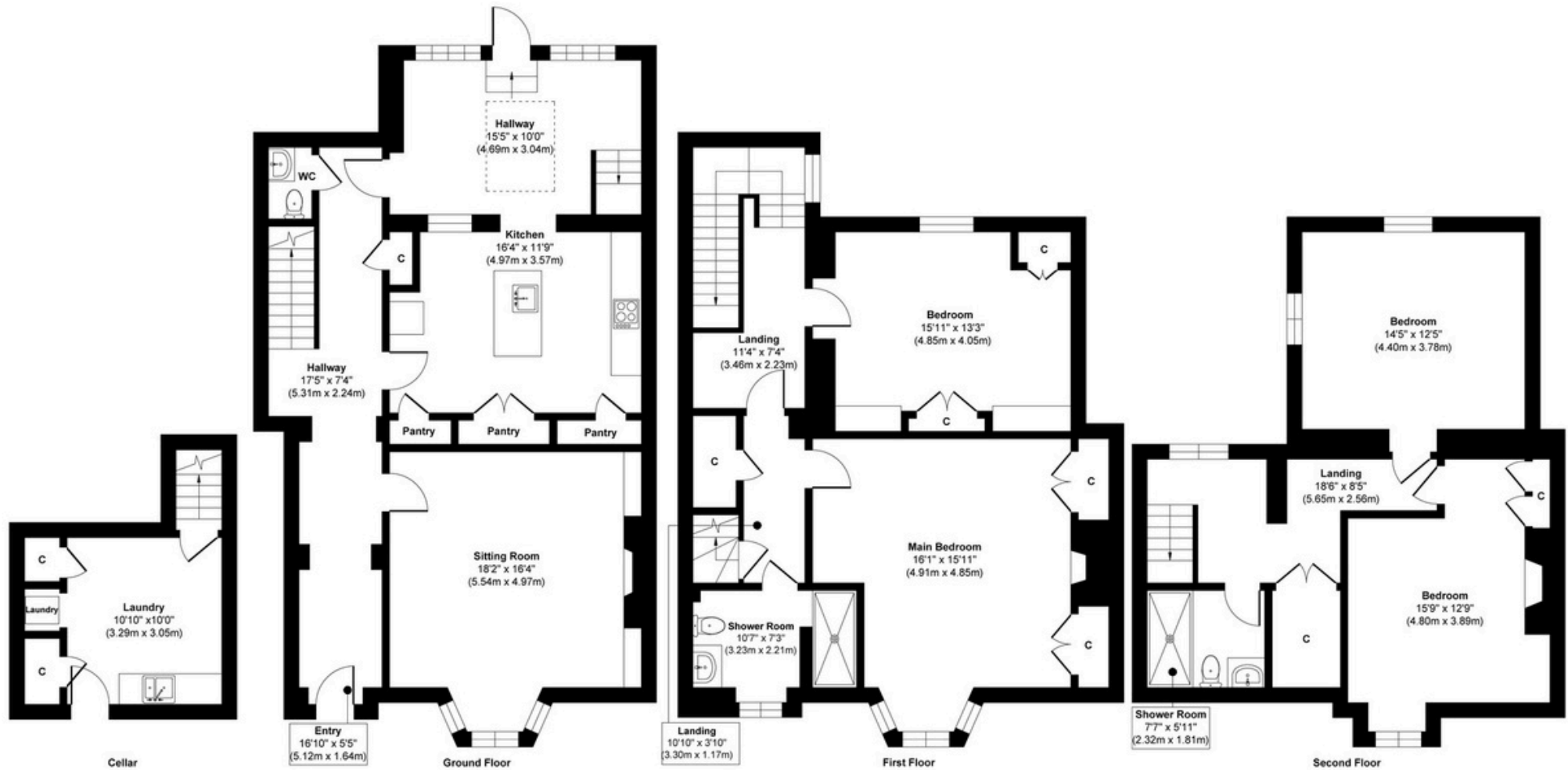




# Compton House, 68 High Street East, Uppingham, Oakham, Rutland LE15 9PZ

House Total Approx. Gross Internal Floor Area = 2510 ft<sup>2</sup> / 233 m<sup>2</sup>

Measurements are approximate, not to scale, for illustrative purposes only.





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**Measurements and Other Information**

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