



WOODSIDE COTTAGE
KNOSSINGTON ROAD, WITHCOTE

JAMES
SELICKS



“... FOUR-BEDROOM SEMI-DETACHED COTTAGE ...”

A charming, red-brick, four-bedroom semi-detached cottage, set in a peaceful location in the scattered hamlet of Withcote, featuring a west-facing garden with countryside views, off-road parking, outbuildings and a quarter-acre woodland area.

Breakfast Kitchen • Two Reception Rooms • Downstairs Cloakroom • Four Bedrooms • Family Bathroom, One Ensuite • Off-Road Parking, Outbuildings • West-Facing Garden • Countryside Views • NO CHAIN • EPC - E

Accommodation

Enter the property into an entrance hall, with doors leading to the ground floor accommodation and stairs rising to the first floor. The kitchen is positioned at the front of the property and features a range of fitted units, space for free-standing appliances, and an external door opening out to a walled courtyard. To the rear of the property are two well-proportioned reception rooms, each with feature fireplaces and French doors that open out to the garden. A downstairs cloakroom completes the ground floor accommodation.

The bedroom and bathroom accommodation is arranged over the first and second floors. The first floor offers two generously sized double bedrooms and a single bedroom, all benefiting from built-in wardrobes and served by a well-appointed family bathroom. The bathroom includes a corner bath, separate shower, wash hand basin, low flush WC, and a heated towel rail. A staircase from the first-floor landing leads to the fourth bedroom, located on the second floor, also with built-in storage.

While full of character, the property is in need of modernisation and updating throughout, offering an excellent opportunity to create a charming countryside home tailored to individual taste.

Outside

Externally, the property is accessed via double timber gates opening onto a gravelled driveway, which provides off-road parking and access to the outbuildings. To the right of the driveway lies a garden mainly laid to lawn, bordered by mature planting and enclosed by hedging. A walled courtyard directly off the kitchen offers a private and sheltered seating area. Additionally, the property benefits from a quarter-acre woodland area that sits adjacent to the driveway, accessed via a five-bar timber gate.



Location

Withcote is a small hamlet situated in the rolling countryside, equidistant to the market town of Oakham and Tilton on the Hill. Tilton on the Hill benefits from local amenities including a shop, petrol station and popular public house whilst Oakham, only 5 miles away, offers a full range of facilities including excellent primary and secondary schooling and nearby Rutland Water providing an extensive range of outdoor pursuits. Withcote is well situated within easy access to the A47 and Leicester where there is a main line train service reaching London within the hour.

Services & Council Tax

The property is offered to the market with mains water and electricity, private drainage and oil-fired central heating.

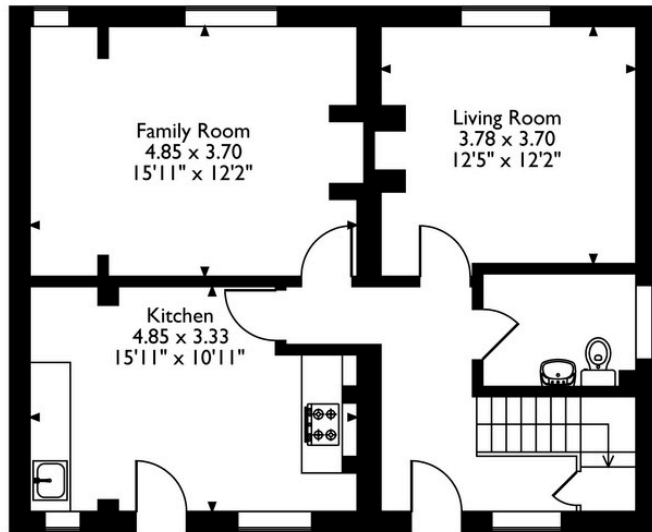
Rutland County Council – Tax Band E

Tenure

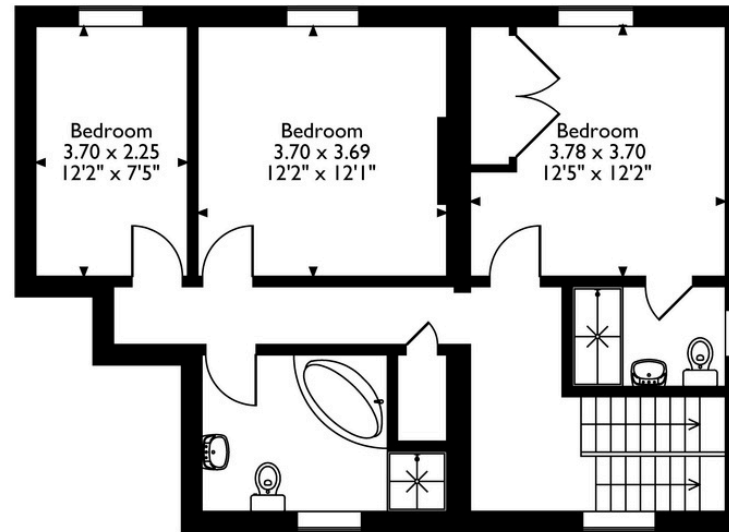
Freehold



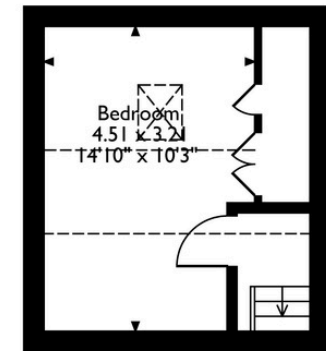
1 Woodside Cottage, Knossington Road, Withcote, Oakham, Rutland LE15 8DR
House Total Approx. Gross Internal Floor Area incl. Outbuildings = **1819 ft² / 169 m²**
Measurements are approximate, not to scale, for illustrative purposes only.



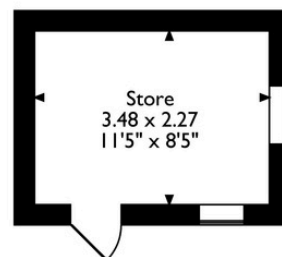
Ground Floor



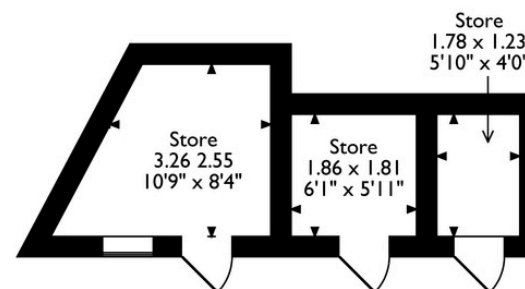
First Floor



Second Floor



Outbuilding



Outbuilding



**JAMES
SELICKS**

Oakham Office

6-8 Market Place, Oakham
Rutland LE15 6DT

01572 724 437

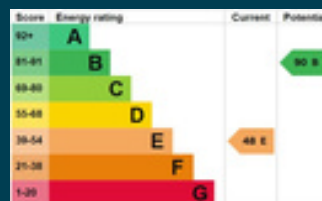
oakham@jamesselicks.com

Market Harborough Office

01858 410 008

Leicester Office

0116 285 4554



Important Notice

- James Sellicks for themselves and for the Vendors whose agent they are, give notice that:
- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
 - 2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) 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 James Sellicks has any authority to make or give any representation or warranty, whether in relation to the property or these particulars, nor to enter any contract relating to the property on behalf of the Vendors.
 - 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let, or withdrawn.

Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

www.jamesselicks.com

