

THE OAKS, ASHWELL COURT

WHISSENDINE ROAD, ASHWELL

JAMES SELLICKS



"... FOUR-BEDROOM BARN CONVERSION ..."

The Oaks is a well-presented four-bedroom barn conversion as part of a small courtyard development. It offers spacious, light-filled interiors. Set amidst beautifully landscaped gardens, the property includes garaging and off-road parking, all in a tranquil location between the sought-after villages of Ashwell and Whissendine.

Breakfast Kitchen • Two Reception Rooms • Study • Utility Room, Downstairs Cloakroom • Four Double Bedrooms • Family Bathroom, One Ensuite • Beautifully-Landscaped Garden • Double Garage, Off-Road Parking • Peaceful Location • EER - E

Ground Floor

The Oaks is a well-proportioned family home with original features throughout and a fantastic flow from inside to outside with French doors opening from both reception rooms. The ground floor in brief consists of a breakfast kitchen, two reception rooms, a study, utility room and downstairs cloakroom. The spacious entrance hall sits central to the property and has stairs rising to the first floor and doors to the ground floor accommodation.

The hallway leads off to the right and gives way to the breakfast kitchen, complete with a comprehensive range of fitted units, a variety of integrated appliances to include an oil-fired AGA and two windows overlooking the front. A door from the kitchen opens into a rear hall with a door out to the garden and another into the utility room. The utility room provides further storage, a secondary sink and ample space for white goods. Adjacent to the kitchen is the dining room with a French door opening out to the rear patio and garden beyond.

To the left of the main entrance hall is the property's living room spanning the depth of the property with a large floor to ceiling window to the front, a French door opening out to the rear and a brick fireplace with an open fire. The ground floor is completed by a useful study and a downstairs cloakroom.





First Floor

The staircase rises to a galleried landing giving way to the bedroom and bathroom accommodation. The primary bedroom sits to one end of the property, a generous size complete with a walk-in wardrobe/dressing room and beautifully-appointed ensuite shower room. The further three bedrooms are located at the other end of the property, all with built-in wardrobes and served by a family bathroom and separate WC. The family bathroom comprises a panelled bath, separate shower and wash hand basin.

Outside

The property is approached via a shared driveway that provides off-road parking and access to the double garage. Externally, the property has a mature rear garden and a manicured courtyard to the front that is shared with the three other houses. The garden has been beautifully-landscaped by the current owners, predominantly laid to lawn with an array of mature borders, shrubs and multiple seating areas ideally placed to capture the sun throughout the day. The main patio area sits directly off the rear of the property, a substantial size with a brick-built barbecue, ornamental pond and ample space for garden furniture. The garden is fully enclosed with fencing, hedging and specimen trees creating year-round interest and a wonderful degree of privacy.

"... BEAUTIFULLY-LANDSCAPED GARDEN ..."





Location

Ashwell is a small village situated in the rolling countryside, whilst only being a short drive away from the historic market town of Oakham and its amenities. Ashwell itself has an active village hall, a garage, the Rutland Garden Village with a range of shops, a bi-annual village fete and 14th century church. The area is renowned for its excellent schooling offering Beacons of Exceptional Practice. Oakham links to the East Coast main line providing intercity rail services from Peterborough to London and the Northeast. The location is perfect for both commuters and those looking for more peaceful living.

Services & Council Tax

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

Rutland County Council – Tax Band G

Tenure

Freehold









The Oaks, Ashwell Court, Whissendine Road, Ashwell, Oakham, Rutland LE15 7LT

House Total Approx. Gross Internal Floor Area incl. Garage = **2638 ft² / 245 m²**

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



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.







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Measurements and Other Information

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