



Middle Street, Owston
Oakham, Rutland, LE15 8DN



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£700,000 Freehold

'The Elms' is an extremely well-presented detached family home, situated in the sought-after village of Owston, only a short drive from Oakham, Uppingham's & Melton Mowbray's historic market town centres. Having been lovingly extended and refurbished by the current owners over the recent years, you find a beautiful selection of both original features throughout, as well as a modern extension creating a lovely kitchen and garden room to the rear. Offering picturesque views over Rutland countryside to the rear and boasting flexible accommodation throughout this must view family home should be viewed internally at the earliest opportunity. The property boasts a selection of well-considered accommodation throughout including four spacious reception rooms, a cottage style kitchen breakfast room, a separate utility room, three double bedrooms, an en-suite shower room and a four-piece bathroom.

With accommodation arranged over two floors, the property is accessed from under the oak framed porch and entered via the partly glazed front door into the light and airy entrance hall, where you will find the stairs flowing to the first-floor landing and doors providing access to the living accommodation. The living room sits towards the rear of the property and is of a good size offering a feature fireplace with an eye-catching wood burning stove, exposed Ironstone walls, vaulted ceilings with original exposed beams and double doors that open out into the rear garden. Both the study and dining room are positioned to the front of the home, with windows overlooking the quiet country lane. The light and airy kitchen breakfast room has excellent views over the rear garden and countryside and can easily be accessed via both the dining room and entrance hall. The kitchen offers a range of floor-to-wall base units and under-counter space to fit a dishwasher and double range oven. Double doors from here open into the lovely orangery which oozes with natural light from the large skylight window and boasts excellent views of the rear garden. The downstairs accommodation is completed with a useful utility/boot room & separate WC. The utility room offers a stable door that leads you into the rear garden and offers a useful storage cupboard. From the first floor landing, you will find three double bedrooms and a four-piece family bathroom. The master bedroom offers built-in storage as well as a three-piece shower room. Located at the rear of the property, the bedroom has windows overlooking the garden meaning you can wake up to the most glorious rolling countryside views every day!

Externally you will find a block paved driveway providing off-road parking for two vehicles, there is also a single garage located to the right hand side of the property, with power and light connected. Side access leads around to the rear south-facing landscaped garden which has been beautifully kept and is very easy to maintain. The majority of the garden has been laid to lawn and also boasts a good-sized patio area which is easily accessible via the bi-folding doors in the orangery. This fantastic home is a real "Must View"!



Entrance Hall

Sitting Room

21'6 x 12'2 (6.55m x 3.71m)

Kitchen Breakfast Room

13'11 x 13'7 (4.24m x 4.14m)

Orangery

12'11 x 10'2 (3.94m x 3.10m)

Dining Room

14'0 x 11'3 (4.27m x 3.43m)

Study

14'0 x 11'3 (4.27m x 3.43m)

Downstairs WC

6'6 x 3'7 (1.98m x 1.09m)

First Floor Landing

Bedroom One

16'9 x 13'5 (5.11m x 4.09m)

En-Suite Shower Room

9'8 x 3'11 (2.95m x 1.19m)

Bedroom Two

14'10 x 9'2 (4.52m x 2.79m)

Bedroom Three

14'7 x 8'8 (4.45m x 2.64m)

Bathroom

10'7 x 5'11 (3.23m x 1.80m)

Single Garage

13'6 x 13'2 (4.11m x 4.01m)





Outside

The property sits on a fantastic plot with some of the best views in Rutland. The external areas of the property have been very well kept and offer easy to maintain areas. To the front, you will find a block paved driveway providing off road parking for several vehicles and a single garage with power and light connected. A side gate leads you around to the rear garden which is mainly laid to lawn along with a selection of mature shrubs and trees to the border. Facing South, the garden benefits from a high degree of natural sunshine, enjoyable throughout the day.

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Owston Village

Owston is a picturesque rural village, with St Andrews Church and the village hall for the community. The village is just over 5 miles to Oakham, over 9 miles to Uppingham and 6 miles from the A47, ideal for commuters to Leicester or Peterborough. Market Harborough is also only a 17 mile commute which provides an hour train service direct into London. Somerby village is approximately 2 miles from the property and offers a convenience shop for local groceries, as well as The Stilton Cheese Inn Public House or Gates Garden Centre and Farm Shop just over 3 miles away.



- Detached Ironstone Built Spacious Family Home
- Popular Village Location with Easy Access to Oakham's, Uppingham & Melton Mowbray
- Character Features Throughout
- Rolling Rutland Countryside Views
- Four Spacious Reception Rooms
- Open Plan Kitchen Breakfast Room
- Three Double Bedrooms
- En-Suite to the Master Bedroom & Four Piece Family Bathroom
- Enclosed South Facing Rear Garden, Single Garage & Driveway Parking
- Energy Rating = E





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	49	71
England & Wales		
	EU Directive 2002/91/EC	

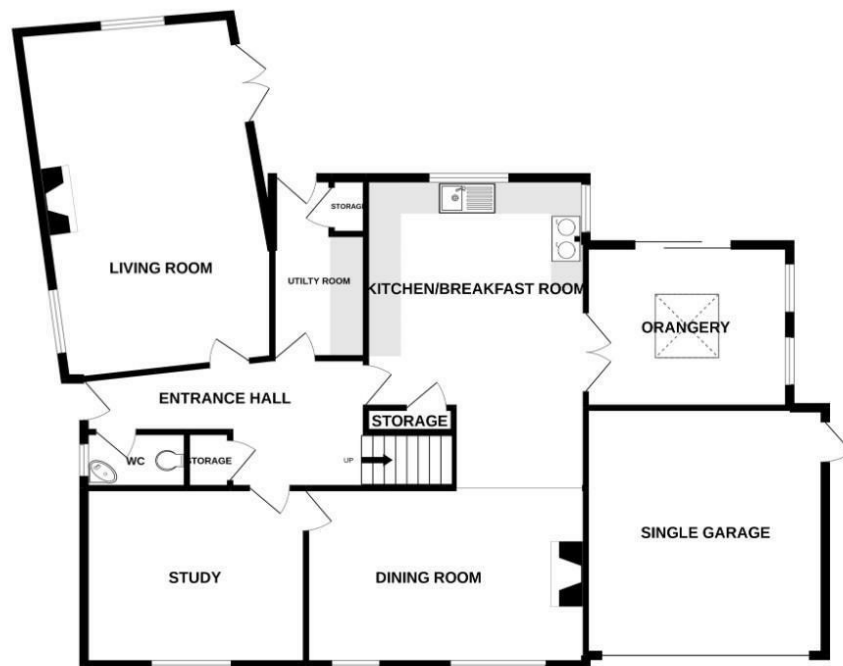
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GROUND FLOOR
1487 sq.ft. (138.2 sq.m.) approx.



1ST FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 2180 sq.ft. (202.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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