



WESTFIELD

KNOSSINGTON ROAD, BRAUNSTON

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A SUBSTANTIALLY EXTENDED, COMPLETELY REFURBISHED, CHARACTER, RED-BRICK VILLAGE HOME WITH AMPLE PARKING, A LARGE GARDEN AND LOVELY VIEWS TO THE REAR.



- Entrance Hall
- Open Plan Living Kitchen
- Sitting Room
- Playroom
- Study & Utility Room
- Downstairs WC
- Five Bedrooms
- Family Bathroom & En-suite
- Large Garden
- Countryside Views
- Ample Parking
- EPC - D

Uppingham 6 miles

Leicester 17 miles

Stamford 14 miles

Oakham 3 miles

Melton Mowbray 11 miles

Westfield

23 Knossington Road
Braunston
Rutland
LE15 8QX

ACCOMMODATION

Enter the property into a large and spacious entrance hall with plentiful storage, a downstairs WC, doors to the ground floor accommodation and stairs rising to the first floor.

The property has three reception rooms, a sitting room and a study to the front and a playroom to the rear. The sitting room has a large bay window looking to the front and a feature fireplace with wood burner inset. The study again, has a feature fireplace and large window to the front.

The playroom has windows to three elevations allowing plenty of light, high ceilings and a view out over the garden.

The open plan living kitchen is the focal point of the property with ample space for kitchen, dining and seating areas, a large roof lantern, bi-folding doors and French doors, both of which leading out to the flagstone patio to the rear.

The kitchen is entered through double doors off the entrance hall, it has a good range of floor standing and wall mounted cupboards and drawers under granite worktops, with further storage in the central island. There is space for a range cooker, a sink with mixer tap over, integrated dishwasher, space for an American style fridge freezer and also a useful larder cupboard.

The ground floor is completed by the utility room just off the kitchen, providing further storage, a secondary sink, space and plumbing for white goods and a door out to the garden. It also gives access to the wine cellar, located under the stairs.

The first floor comprises five bedrooms, a family bathroom and an en-suite. The master bedroom overlooks the rear garden and views beyond and is complemented by a spacious en-suite comprising a

low flush lavatory, double sinks built into a vanity unit, a large walk in shower and a heated towel rail.

The further four bedrooms are all good-sized doubles, bedroom two with a large bay window looking out to the front, bedroom three and four with original fireplaces and bedroom five with windows to two sides. These bedrooms are served by the family bathroom of which comprises ample fitted storage, a panelled bath, wash hand basin set into a vanity unit and a heated towel rail.

OUTSIDE

To the outside, the property is well set back from the road with ample off-street parking on the large gravelled driveway with access down the left-hand side to the rear garden.

To the rear, the property offers a large and open garden, mainly laid to lawn with a variety of mature shrubs and trees. The garden provides views directly over the open paddock land behind giving a real sense of space.

The large terrace sits immediately off the property, spanning the full width, ideal for outdoor dining and entertaining.

LOCATION

The idyllic village of Braunston is just two miles from the pretty market town of Oakham, the capital of Rutland (the countries smallest county), voted one of the best places to live in England by the Sunday Times. Oakham and the surrounding area benefits from great transport links (Inc. A direct rail link to Kings Cross/St Pancras), excellent public and private schools and stunning countryside (Inc. Rutland water with its extensive range of outdoor pursuits).

DIRECTIONAL NOTE

Leave Oakham on the Braunston Road and continue on this road until you enter the village of Braunston. Continue through the village toward Tilton on The Hill, onto Knossington Road and you will find number 23 on your right-hand side.

SERVICES & COUNCIL TAX

The property is offered to the market with all mains services and both heating and hot water are powered by an air source heat pump. Council Tax Band D.







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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.