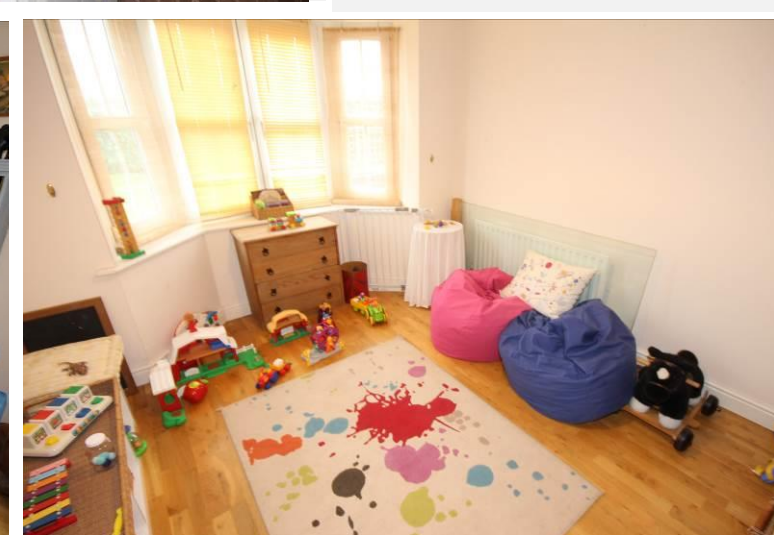
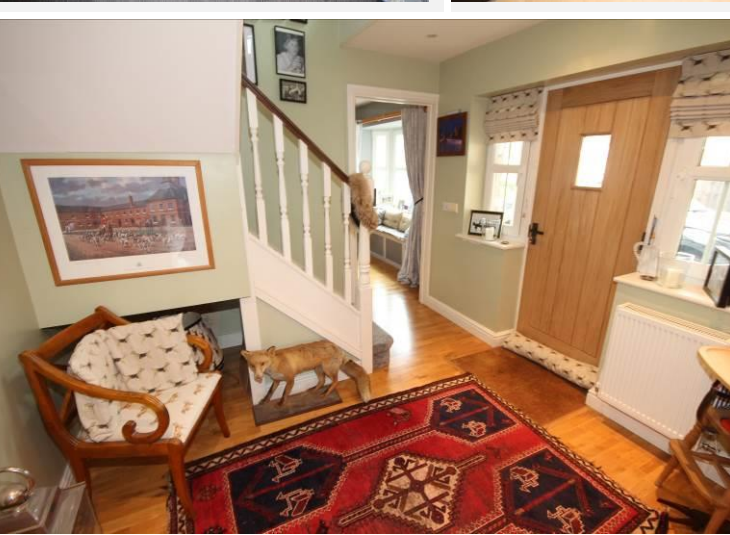




KIMBALL CLOSE
ASHWELL







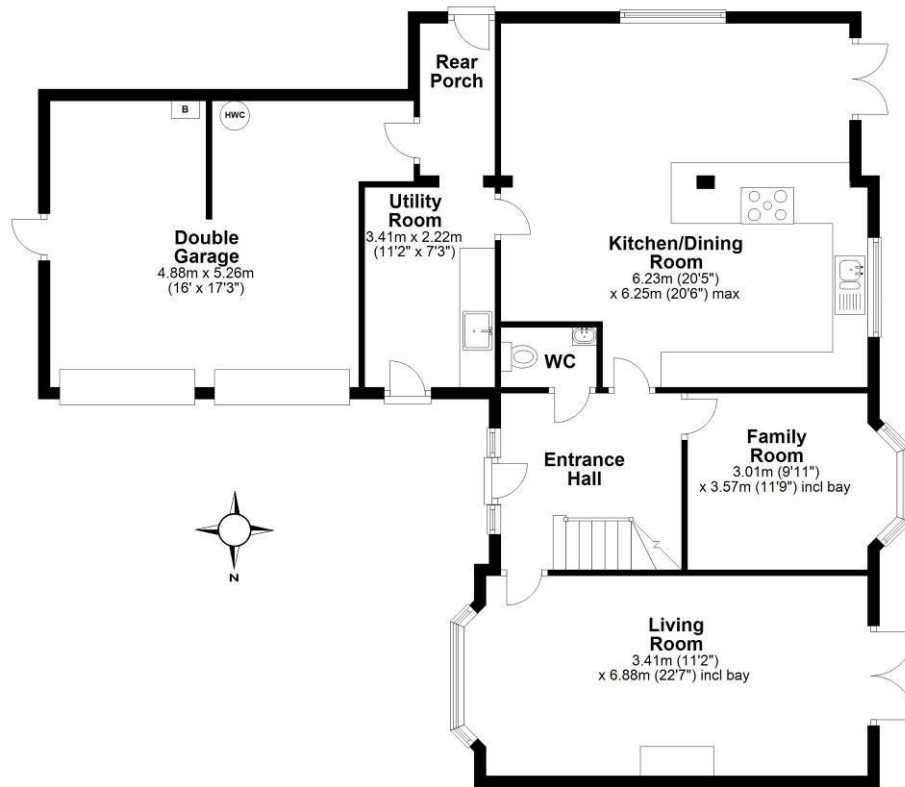
A substantial detached home backing onto open fields and benefitting from its own orchard/holding paddock with stabling. The property forms part of a small well-established development conveniently located on the edge of Oakham, whilst enjoying a rural setting. Having been recently updated, the property offers well-presented accommodation comprising a spacious entrance hallway with cloakroom, large dual-aspect living room with bay window to front and double doors onto terrace, family room/home office and spacious open plan living kitchen with plenty of space for dining table and sofa area. Separate utility room with integral access into double garage and boot/tack room. Stairs to the first-floor lead to a large master bedroom with dressing area and ensuite, three further double bedrooms and a smaller fifth bedroom all served by the main family bathroom with separate bath and shower.

Externally, the property offers a driveway to the front providing off-road parking for multiple cars in front of the integral double garage. A five-bar gate to the rear leads directly into the paddock area with stable block and chicken run area. There is a separate area of garden divided off by a hedge and gate, mainly laid to lawn with a decking and patio for alfresco dining.

Ashwell is a small village situated in the Rutland countryside, whilst only being a few minutes' drive away from the historic market town of Oakham and its amenities. Ashwell itself has an active village hall, a garage, the Well Know Garden Centre with a range of shops, an annual village fete and well-attended 14th century church. The area is renowned for its excellent schooling offering Beacons of Exceptional Practice. The A1 is within close proximity, giving quick access to Grantham and Peterborough stations with mainline trains to London in approximately 1 hour.

Ground Floor

Approx. 121.5 sq. metres (1307.4 sq. feet)



First Floor

Approx. 100.4 sq. metres (1080.6 sq. feet)



Total area: approx. 221.9 sq. metres (2388.0 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

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