



THE OLD SCHOOL

CHURCH CLOSE, ASHWELL

JAMES
SELICKS



“... A UNIQUE AND CHARACTERFUL, FOUR-BEDROOM HOME ...”

The Old School is a unique and characterful, four-bedroom home situated in an enviable, raised position of the village with views of the Church in the popular village of Ashwell.

Kitchen, Utility Room • Three Reception Rooms • Study, Downstairs
Cloakroom • Ground Floor Bedroom • Three First Floor Bedrooms •
Family Bathroom • Private Garden & Courtyard • Integral Single Garage,
Off-Road Parking • Village Location • EER - E •

Accommodation

The ground floor accommodation in brief comprises a galley kitchen, three reception rooms, an office, downstairs cloakroom, and a ground-floor bedroom. The kitchen sits to the front of the property with a good range of floor-standing units with space for a Range style cooker and a small breakfast table. To the end of the kitchen a door opens into a utility room with further storage, space and plumbing for a tall fridge freezer and a glazed door out to the side of the property.

The two main reception rooms sit to the middle of the property, the dining room accessed from the kitchen and has a feature fireplace with an open fire. The large and light living room has a wonderful, vaulted ceiling with exposed beams, wooden flooring, a stone-built fireplace with log burner inset and a glazed door opening out to a side courtyard area. To the rear of the dining room is a further reception room, historically used as an office but could be utilised in a variety of ways. There are two walls of exposed ironstone and a set of French doors opening out to the garden. The ground floor is completed by a further study space and a ground-floor bedroom with built-in wardrobes.

To the first floor there are three bedrooms, served by a family bathroom comprising bath, separate shower, wash hand basin and low flush lavatory.

Outside

The property is approached via a gravelled driveway with parking and access to the single garage. The garden wraps around all sides of the property with a hard landscaped courtyard area to the South and a lawn to North between the property and the churchyard.



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 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 East Coast main line provides 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 all mains services and gas-fired central heating. Council Tax Band F.

Tenure

Freehold



The Old School, 1 Church Close, Ashwell, Oakham, Rutland LE15 7LP

House Total Approx. Gross Internal Floor Area = 1990.4 ft² / 184.9 m²

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

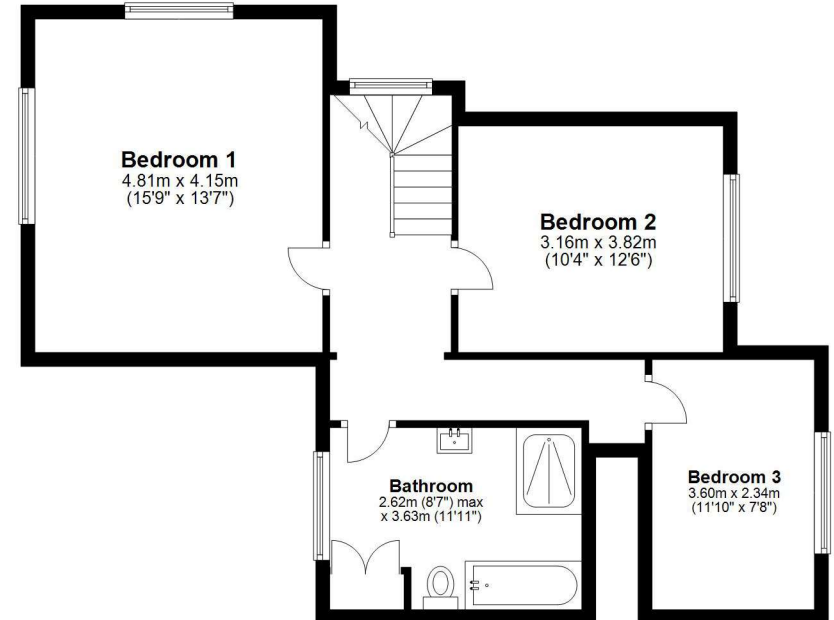
Ground Floor

Approx. 122.3 sq. metres (1316.8 sq. feet)



First Floor

Approx. 62.6 sq. metres (673.5 sq. feet)





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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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.