



Holly House
Hannahs Field | Ridlington | Rutland | LE15

KEY FEATURES

- A Modern Family Home, Situated in a Quiet Rutland Village
- Circa 5 Miles from Uppingham and 10 Miles from Oakham
- Entrance Hall, Three Reception Rooms, Kitchen and Utility Room
- Four Bedrooms, an En Suite Shower Room and a Family Bathroom
- Benefitting from Attic Trusses, Potential to Create Second Floor Accommodation
- Double Garage with Workshop, Gravel Drive and Ample Off-Road Parking
- Wraparound Lawn Garden with Mature Trees and Hedges
- Total Accommodation Extends to 2046 Sq.Ft.





Down a quiet, private lane in the little Rutland village of Ridlington, a well presented, attractive, modern family home is filled with sunlight and space, currently offering 4 double bedrooms upstairs and very generous reception rooms downstairs. A large, private, wraparound garden and a sizeable garage, workshop within, complete this delightful property.

Uppingham is about a 5 minute drive south, Oakham less than 10 minutes to the north and Rutland Water for a wealth of outdoor pursuits, very close by. The A1 is around a 20 minute drive, and for those wishing to commute, trains into central London from Corby (about 20 minutes), take approximately 70 minutes.

“It is such a lovely, sunny house,” declare the owners who have lived here for the last 18 years. “Rooms are large and the light pours in through the many windows. We have loved living here as it is so quiet, we love the village, and we couldn’t have asked for nicer neighbours! We would stay in Ridlington if we could but properties rarely come on the market.”

The house was built in the 80s, one of three which are all slightly different with Holly House the largest. Its glorious, mature garden completely surrounds the house making it private, sheltered and secluded. A gravelled drive leads off the little lane, through timber 5-bar gates flanked by high hedges, where there is parking for several cars in front of the property’s separate double garage. The front of the house faces south with the welcoming glazed entrance under a large storm porch, the door opening into a light and airy hallway, the stairs ascending on the right and a door leading into the main living room on the left. This wonderful, over 20 foot long, triple aspect room contains an unusual feature for a property of this age – an inglenook fireplace - which makes a cosy and dramatic focal point as it houses a log-burning stove. Sliding patio doors at the back of the room open

onto the rear garden.

A formal dining room, also with sliding doors onto the back garden, is between this and the kitchen, and another huge reception room, the family room, is past the downstairs WC, to the right. Again with windows on three sides, this very spacious, almost square room has been ideal for everyday dining and for relaxing in front of the television.

The Shaker-style kitchen by Nathaniel Oliver is almost new, fitted only 8 months ago. It has an abundance of units, Neff appliances including integrated eye-level slide and hide ovens, and electric hob within worktops and overlooks the rear garden and links seamlessly with an equally well appointed utility area where you find the back door.

Upstairs, there are two very large, dual aspect bedrooms at either end of the landing, with two more doubles overlooking the back garden, one of which has made an excellent office for the current owners. The principal bedroom benefits an en suite shower, opposite which is a row of built-in wardrobes. The other big bedroom has a built-in cupboard with sliding doors and further storage in the eaves inside; the airing cupboard is alongside. A family bathroom containing a bath with a shower over, serves the three bedrooms. “The far bedroom is ideal for putting all my grandchildren in as there’s so much room in there!” enthuses the owner. “The house has a sizeable loft accessed from the landing; it is partially boarded at present and standing height and has the potential, with the addition of more stairs, to become accommodation by fitting some skylights and an en suite. There is already electricity up there, and the plumbing is easily accessible, so it wouldn’t be difficult to do and would provide an enormous amount of extra space.”







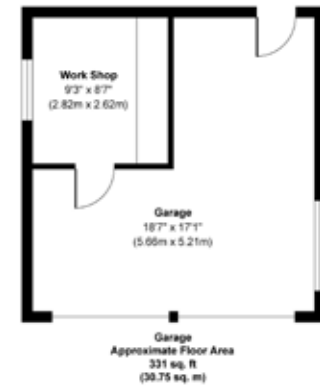
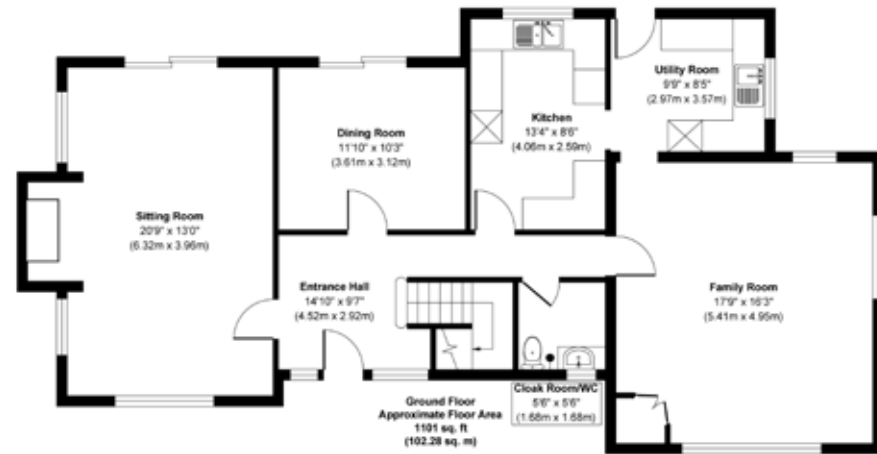
The sunny garden of Holly House is a huge asset. Wrapping all the way round the house, it is mature and especially secluded and private being surrounded by hedges and trees. The front faces south and has a paved terrace directly from the front door providing the perfect place to sit outside in the sun. Lawns bordered by beds with shrubs and perennials stretch from the front, down one side and continue around the back where an octagonal summerhouse catches the sun at the end and a useful garden shed stands behind the garage. The double garage is so large that it also contain a workshop within it and further parking for 3 to 4 cars is available on the drive. There is further scope for development out here, perhaps for a home office [subject to planning], as there is another large loft above the garage.

Ridlington, although a quiet village, is bustling with activities. “There are lots of things going on here such as shows and social evenings, often centred around our lovely church. There is a petanque pitch in the village too and a playground maintained by a trust,” inform the owners. “Uppingham is close by, just a few minutes’ drive, where we find everything we need. It has a very good Friday market (as does Oakham every Wednesday and Saturday) and always has a lively atmosphere with some wonderful cafes and restaurants. Stamford is a beautiful town to visit about 12 miles away, and if you want to go to Cambridge or London, for instance, there are direct trains from Oakham. Corby and Kettering also provide fast trains to London.”

For a family, a plethora of independent schools are in the area such as Uppingham, Oundle, Oakham and the Stamford Schools, as well as excellent state schools including two Ofsted-rated Good primaries in Uppingham, and a secondary school, Catmose College, rated Outstanding, in Oakham.







Approx. Gross Internal Floor Area
Main House = 2046 sq. ft / 190.07 sq. m
Garage = 331 sq. ft / 30.75 sq. m
Total = 2377 sq. ft / 220.82 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



LOCAL AUTHORITY: Rutland County Council

SERVICES: Mains Electricity, Water, Drainage and Oil Fired Central Heating

Council Tax Band: F

TENURE: Freehold

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