

A two-story stone house with a red door and bay windows. The house is made of light-colored stone with darker stone accents around the windows and door. The roof is dark grey. There are three chimneys on the roof. The house is surrounded by other stone buildings. A small garden with a black metal gate is visible on the left. The sky is blue with some clouds.

## HEATHFIELD HOUSE

HIGH STREET EAST, UPPINGHAM

JAMES  
SELICKS

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## “... A HANDSOME, DOUBLE-FRONTED, THREE-BEDROOM TOWN HOUSE ...”

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**Originally built in the late 1800's, Heathfield House is a handsome double fronted, three-bedroom town house offering spacious, and light filled accommodation and a walled courtyard garden, all nestled into the heart of the much sought-after Uppingham town centre.**

Dining Kitchen • Three Reception Rooms • Downstairs Cloakroom •  
Three Spacious Double Bedrooms • Three Ensuite Bath/Shower Rooms •  
Walled Courtyard Garden • On-Street Parking • Town Centre Location •  
NO CHAIN • EER - E •

### Accommodation

The ground floor in brief comprises a dining kitchen, three reception rooms and a downstairs cloakroom. The two main reception rooms sit at the front of the property, both with feature fireplaces and large bay windows allowing plenty of light into the rooms. A glazed door off the lounge leads into a further reception room that has French doors opening out to the courtyard. The dining kitchen sits to the rear of the property with a range of fitted units and an island offering ample storage and space for appliances.

To the first floor there are three spacious double bedrooms, two offering ensuite facilities, built in storage and feature fireplaces and the other being served by a large family bathroom.

### Outside

The property has a walled courtyard garden to the rear, accessed from the living and kitchen accommodation providing an easily maintainable outdoor space.





### Location

Uppingham is a thriving and highly attractive market town with an eclectic mix of boutique shops and restaurants centred around the Market Square and adjoining High Street. There are several excellent primary and secondary schools in the area. Situated close to the A47, Uppingham is well located for access to Peterborough and Leicester. A regular mainline train service to London runs from nearby Corby with Peterborough and Market Harborough also providing easy access to both London and the north.

### Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating. Council Tax Band F.

### Tenure

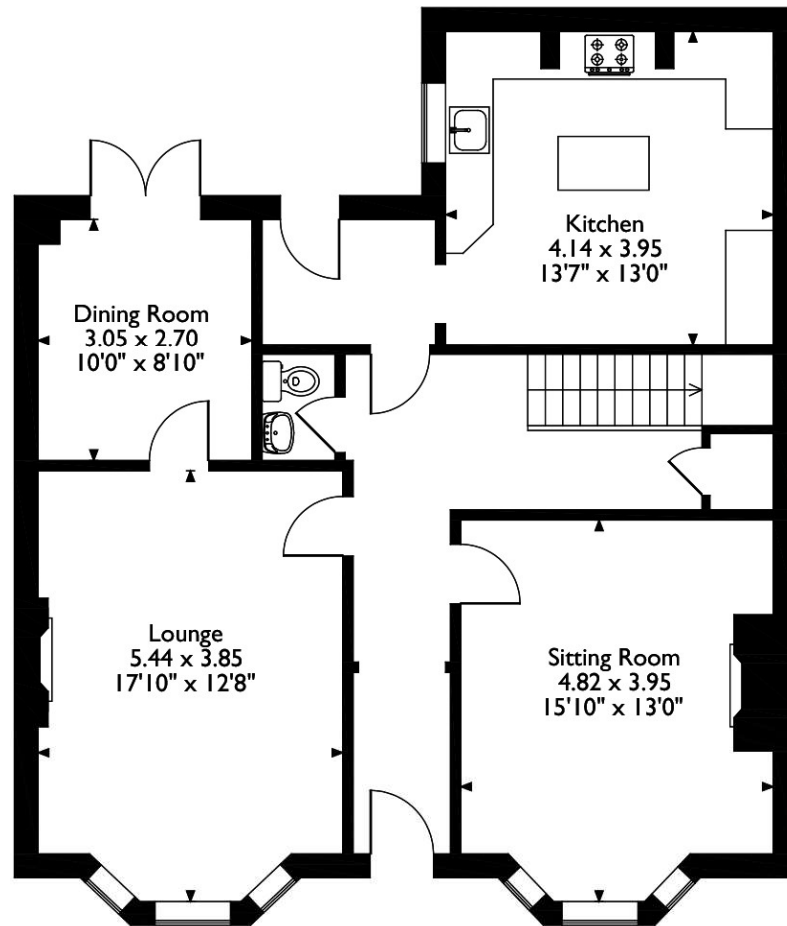
Freehold



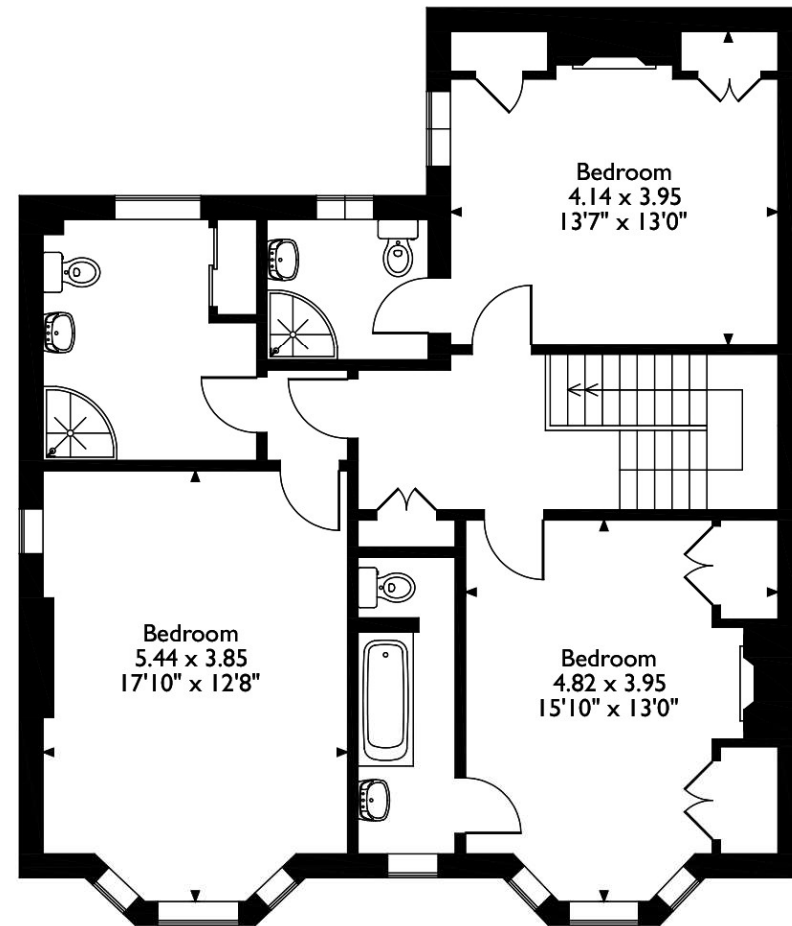
Heathfield House, 61 High Street East, Uppingham, Oakham, Rutland LE15 9PY

House Total Approx. Gross Internal Floor Area excl. Garage = 1872 ft<sup>2</sup> / 174 m<sup>2</sup>

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



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





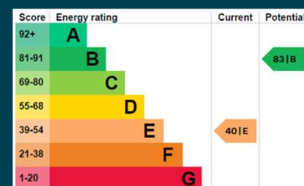
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## Measurements and Other Information

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.