



CHEPSTOW COURT
BARLEYTHORPE, RUTLAND

JAMES
SELLICKS

8 Chepstow Court

Barleythorpe
Oakham
Rutland
LE15 7TT

A WELL-PRESENTED, THREE-BEDROOM PROPERTY WITH A MAINTAINABLE GARDEN, PARKING AND A BEAUTIFUL OUTLOOK OVER OPEN GREEN SPACE.

Dining Kitchen • Living Room •
Downstairs WC • Master Bedroom & En-
suite • Two Further Bedrooms • Family
Bathroom • Private Rear Garden • Two
Allocated Parking Spaces • Walking
Distance To Town Centre • EPC - B

ACCOMMODATION

Enter the property into an entrance hall with access to the downstairs WC and a door in to the living room.

The light and airy sitting room is a good-sized room with a window to the front and door into an internal hallway with stairs rising to the first floor.

The internal hallway also provides access to the dining kitchen that sits to the rear of the property. There are a good range of floor-standing and wall-mounted units, built-in oven with gas hob and extractor over, integrated dishwasher, integrated fridge freezer, stainless steel sink, a window overlooking the garden and a set of French doors opening out to a patio.

To the first floor there are three bedrooms and two bathrooms. The master bedroom overlooks the rear garden, has ample space for freestanding furniture and is complemented by an en-suite shower room. The two further

bedrooms sit to the front of the property and are served by the family bathroom comprising a panelled bath with shower over, low flush lavatory and wash hand basin.

OUTSIDE

There are two allocated parking spaces with a path leading round to the property that faces green open space creating a lovely open outlook. To the rear of the property there is a hard landscaped garden with a patio sitting just off the dining kitchen and a decking area providing an ideal space for outdoor entertaining.

This property, unusually for a property of this age, has high ceilings giving it a greater feeling of space. It is perfect for first time buyers or investors and must be viewed to be appreciated.

LOCATION

Barleythorpe is a Rutland village situated between the market town of Oakham and the village of Langham. Oakham being an attractive and historic market town with a full range of shops and other facilities including a train station. The area provides excellent schooling, both state and public with Catmose College and Harrington sixth form both having received outstanding Ofsted reports and sitting only a couple of minutes' walk from this property.

DIRECTIONAL NOTE

You will enter the village of Barleythorpe from Oakham on the Barleythorpe Road (B640). Continue through the village and just before reaching the roundabout, take your last right-hand turn. Stay on this road taking your first left onto Aintree Avenue, another left onto Ascot Close and you will find Chepstow Court on your left-hand side.

SERVICES & COUNCIL TAX

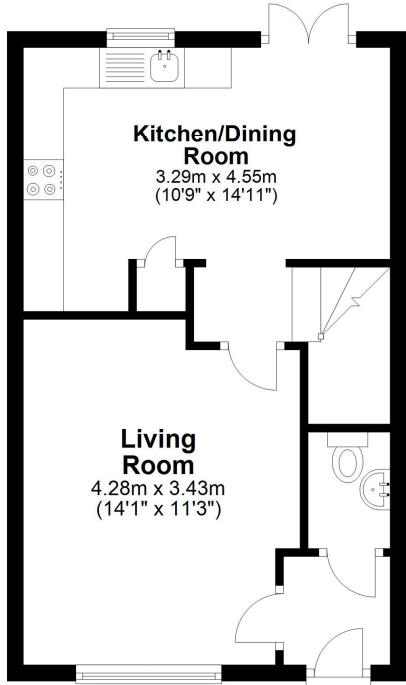
The property is offered to the market with all mains services and gas-fired central heating. Council Tax Band B.



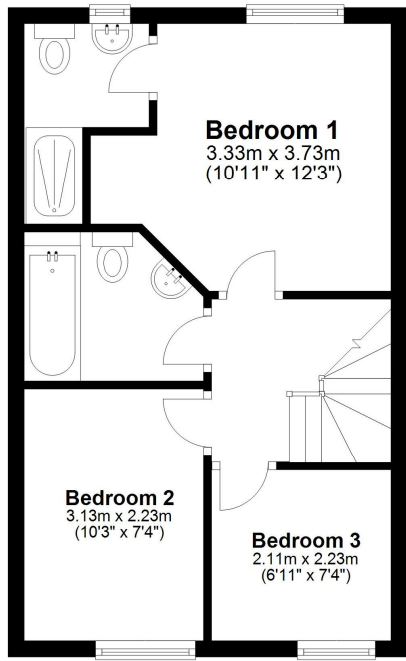


8 Chepstow Court, Barleythorpe, Oakham, Rutland LE15 7TT
 House Total Approx Gross Internal Floor Area = **751.4 ft² / 69.8 m²**
 Measurements are approximate, not to scale, illustrative purposes only.

Ground Floor
 Approx. 34.9 sq. metres (375.7 sq. feet)



First Floor
 Approx. 34.9 sq. metres (375.7 sq. feet)



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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.