



CHURCH FARM CLOSE
EXTON, RUTLAND

JAMES
SELICKS



“... A STONE FARMHOUSE ON EXTON'S EDGE ...”

A substantial family home on the edge of Exton, where the garden gives way to open farmland at the back. Four principal bedrooms, a fifth reached via a second staircase off the snug, and a garden running from lawn to stream to a resistance pool beneath the willows. A house that gives a family room to spread out.

Living Kitchen • Three Reception Rooms • Utility Room • Five Bedrooms
• Family Bathroom, 2 Ensuites • Study • Double Garage, Off-Road
Parking • Sought-After Village Location • Resistance Pool / Hot Tub

Ground Floor

Church Farm Close sits in Exton, one of Rutland's show villages, where thatch and stone stand side by side and the Fox and Hounds still anchors the green. Beyond the lawn here, a post-and-rail fence marks where the garden gives up and open farmland takes over, a boundary you can see from almost every window at the back of the house.

The entrance hall sits centrally, with the staircase rising to the right. Double doors straight ahead lead through to a sitting room, where a French door onto the garden brings in the kind of light that makes it a morning room as much as an evening one.

Beyond the staircase and to the right, the living room keeps a working fireplace at its centre and runs the full depth of the property. Across the hall, the living kitchen wraps around a horseshoe counter with a run of integrated appliances, flowing directly into a vaulted dining and living space with bifold doors opening onto the garden.

An additional snug, study, utility room and cloakroom complete the ground floor, along with access through to the double garage.



First Floor

Upstairs, four bedrooms share the main landing, together with a family bathroom incorporating a bath and separate shower. The principal bedroom has its own en-suite, finished in green zellige tile with a freestanding bath and separate shower, a considered space rather than an afterthought.

The fifth bedroom and second bathroom are reached via a second staircase off the snug, a floor of its own for a grown-up child, visiting family, or anyone who wants a little more privacy, without ever feeling apart from the rest of the house.

Outside

The property enjoys ample parking on a gravel driveway set behind electric gates, with access down both sides of the house. To the rear, the accommodation opens onto a generous terrace made for entertaining, family barbecues, alfresco dining, long summer evenings.

The garden is rich with mature floral and shrub borders that bring colour, texture and privacy through the year, and it's arranged into three distinct areas. Beyond the formal terrace, an archway leads to an expansive lawn stretching towards the timber post-and-rail boundary, framing views over neighbouring farmland.

A gently planted bank of shrubs and wildflowers leads down to a stream that winds along the edge of the plot, where the owners have made a seating area beneath a mature willow. A substantial deck houses a resistance pool that doubles as a hot tub, ready for a swim on warm days or a warm soak on cold ones.

Set in a peaceful corner of the village, the property offers the privacy of rural living within a short walk of the village centre.

This is a house for a family that has run out of room, in a village people choose and then never really leave.

“... MATURE GROUNDS BORDERING
OPEN COUNTRYSIDE ...”



Location

Exton is a charming conservation village set in rolling countryside just a mile north of Rutland Water. The village features a popular pub, The Fox and Hounds, and a well-regarded primary school. Nearby historic market towns, Oakham and Stamford, offer a wealth of shops, restaurants, and amenities. With the A1 just four miles east and the A606 providing east-west access, Exton enjoys excellent road connections for commuting and travel.

Services & Council Tax

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

Rutland County Council – Tax Band G

Tenure

Freehold

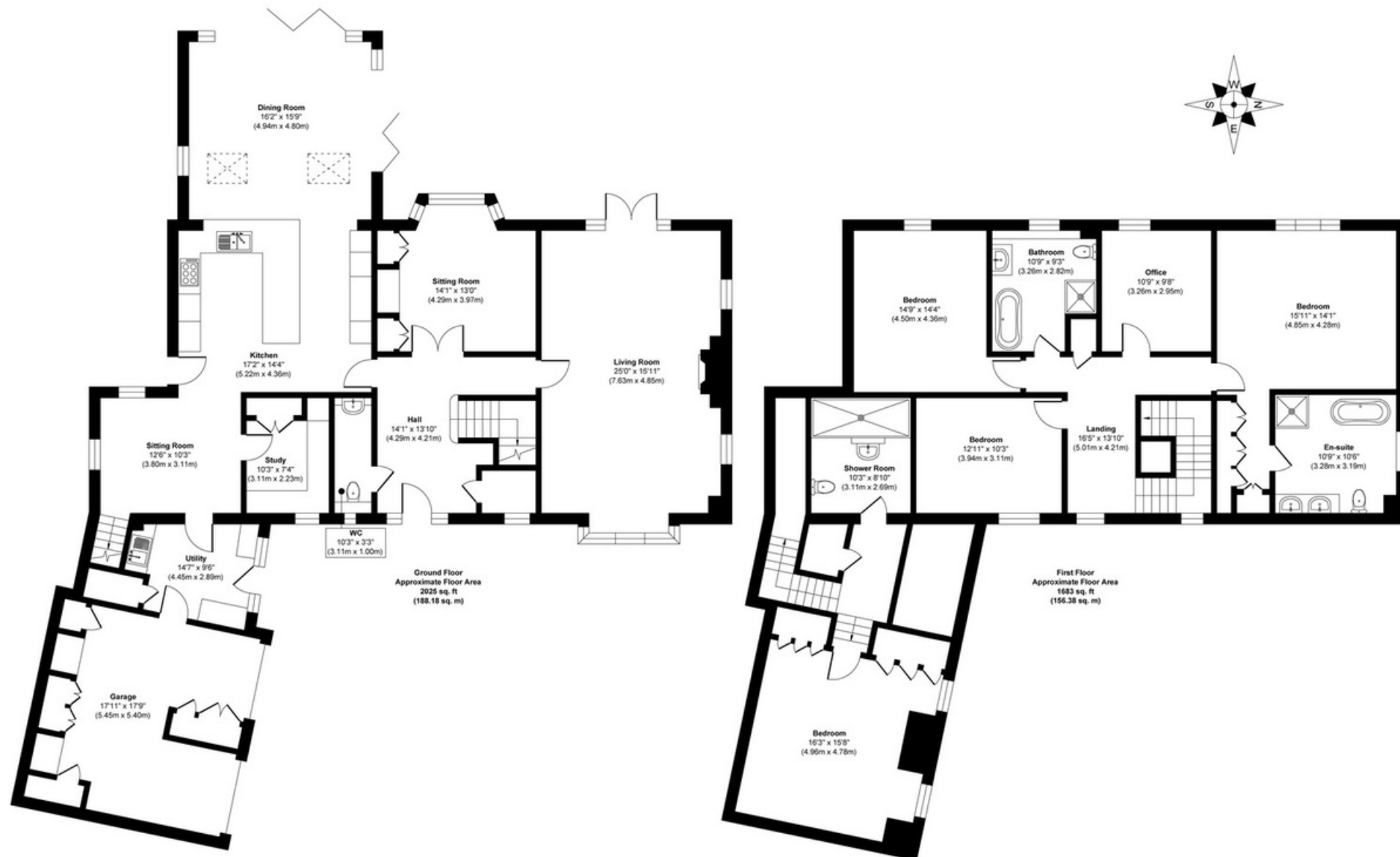




3 Church Farm Close, Exton, Rutland LE15 8BZ

House Total Approx. Gross Internal Floor Area incl. Garage = **3708 ft² / 345 m²**

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





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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.



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