



PARK HOUSE
EXTON, RUTLAND

JAMES
SELICKS



“... IN THE HEART OF THIS EXCEPTIONAL RUTLAND VILLAGE ...”

A beautiful detached stone home, set within approximately half an acre of gardens set within the heart of this exceptional Rutland village.

- Breakfast Kitchen • Three Reception Rooms
• Four Well-Proportioned Bedrooms • Family Bathroom & Ensuite
Downstairs Cloakroom & WC • Double Garage • Gated Driveway

Some houses simply feel good the moment you walk through the door. This is one of them.

Originally built in the mid 1980s this exceptional, spacious, detached family home offers around 2500 sq ft of space, combining character, comfort and style in equal measure. Set in a highly desirable part of Exton, it enjoys the best of both worlds; close enough to enjoy everything the village has to offer, yet tucked away in a peaceful residential setting.

From the moment you arrive, the house has a welcoming presence. Set back behind a generous front garden and driveway, it feels both substantial, light-filled and wonderfully private, in the centre of its generous plot.

Ground Floor

The kitchen is very much the hub of the home; stylish and spacious, it is a room designed for everything from rushed weekday breakfasts to cosy kitchen suppers, the dining room being a step across the hallway for more formal entertaining. The kitchen door opens directly onto the side garden and terrace, making outdoor entertaining effortless and creating that wonderful connection between house and garden.

At the end of the hall, the light-filled sitting room provides a retreat for evenings by the fire or entertaining friends. Whether you are hosting and celebrating or simply enjoying a quiet coffee, it's a room you'll find yourself gravitating towards to enjoy garden views and the cosy warmth of the log-burner.

A separate family room offers flexibility for movie nights, teenagers, a study or gym, or providing valuable space for home working. A practical cloakroom off the impressive hallway completes the ground floor.



First Floor

Upstairs, the principal bedroom feels like a private sanctuary. Generous in size and filled with light, overlooking the garden and benefiting from an extensive wall of built-in wardrobes and its own spacious en-suite shower room.

Three further bedrooms on the first floor are beautifully proportioned, each overlooking their own section of the garden and are served by a spacious family bathroom.

Outside

The garden is one of the property's real highlights. Well established and beautifully presented with a host of locations for planting and growing, it's a space that invites you to slow down and enjoy being outdoors.

There is plenty of lawn for children to play, mature planting that provides colour and interest throughout the seasons, and raised beds providing the keen gardener with a host of opportunity. There are two generous terraces that are perfect for al fresco dining, summer barbecues or evening drinks with friends and many secret corners made for morning coffee and sundowners alike.

At the far end of the garden sits a charming potting shed, a peaceful retreat away from the main house, with raised produce beds bordering the plot. The greenhouse can be found towards the side garden and the storage shed beyond the fruit beds. Surrounding lawns and tranquil sitting areas providing space for children and adults alike to enjoy this spectacular plot.

The house is a rare gem with so much space, light and privacy to enjoy in this most outstanding of Rutland villages

Point To Note - architectural drawings have been prepared exploring potential extensions subject to planning

“... WELL ESTABLISHED AND BEAUTIFULLY
PRESENTED GARDENS...”



Location

Exton is one of Rutland's most picturesque conservation villages, set amidst beautiful, rolling countryside just a mile north of Rutland Water. The village offers a wonderful rural lifestyle, with immediate access to extensive scenic walks through the Exton Estate, including a delightful 20-minute walk to Hambleton Bakery and Café. Exton also benefits from the popular Fox and Hounds pub, a primary school and a strong sense of community. Exton has featured in The Sunday Times' Best Places to Live guide, reflecting the area's exceptional appeal. The historic market towns of Oakham and Stamford are within easy reach, while the nearby A1 and A606 provide excellent transport connections.

Services & Council Tax

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

Rutland County Council – Tax Band G

Tenure

Freehold





Blacksmith's Lane, Exton, Oakham LE15 8AJ

House Total Approx. Gross Internal Floor Area incl. Garage = **42473ft² / 230 m²**

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

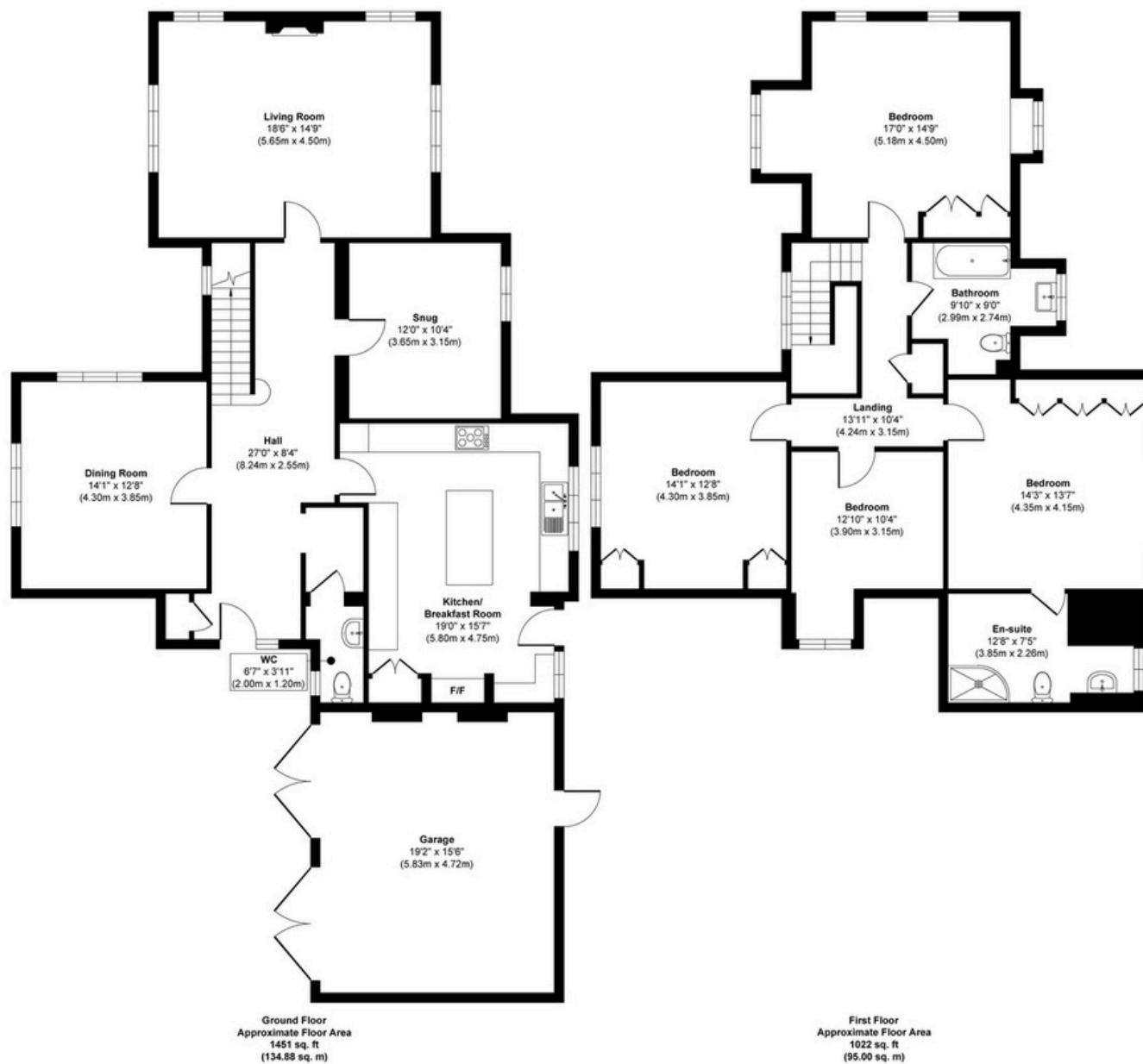


Illustration for identification purposes only, measurements are approximate, not to scale.



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