



JAMES
SELICKS

SYCAMORE COTTAGE

MAIN STREET, KNOSSINGTON

A CHARMING AND DECEPTIVELY SPACIOUS CHARACTER COTTAGE, SITTING IN THE HEART OF THE SOUGHT-AFTER VILLAGE OF KNOSSINGTON.



Sycamore Cottage

3 Main Street, Knossington
Oakham, Rutland LE15 8LT

Kitchen Breakfast Room | Four Reception Rooms |
Utility/Downstairs WC | Master Bedroom Suite | Three
Further Bedrooms | Two Bathrooms | Large Garden &
Outbuilding | Village Location | EPC - E

ACCOMMODATION

Enter the property into an entrance hall with doors to the ground floor accommodation and stairs rising to the first floor.

The property has a spacious and characterful sitting room complete with a feature fireplace housing a multifuel burning stove as well as beams to the ceiling. There is a door to the rear leading into a second reception room that is currently being used as a study with double doors opening out to the garden.

The centrepiece of the property is the large open plan living kitchen spanning the depth of the house from front to rear with a window to the front and to the rear. The kitchen area has a comprehensive range of floor-standing units under granite worktops and a central island. There is an integrated dishwasher, a dual-fuel range cooker with extractor over, a Belfast sink and space and plumbing for an American style fridge freezer. The kitchen area flows into a dining space that has a timber floor, beams to the ceiling and a working open fire. There is a stable door from the kitchen out onto the patio.

Just off the kitchen is the downstairs WC which also provides utility space and plumbing. The ground floor accommodation is completed by a third reception room currently used as a home office.

To the first floor there are three double bedrooms and two bathrooms. The principal bedroom sits to the front of the property and is a generous sized double room, complemented by a dressing room and an en-suite shower room.

Bedrooms two and three are also spacious double bedrooms. Bedroom two sits to the front with a lovely

feature fireplace and exposed stonework. Bedroom three sits to the rear and has a view over the garden. These bedrooms are served by the family bathroom with a freestanding bath, large walk-in shower, low flush lavatory and pedestal wash hand basin.

A second set of stairs rise from the first-floor landing to the second floor which provides a large fourth bedroom that is complimented by an en-suite shower room.

OUTSIDE

The property has a large mature rear garden that has been significantly landscaped by the current owners. There is a combination of lawned areas intercepted by gravel paths, floral and shrub borders and an ornate pond. There is a large summer house/cricket pavilion with power and lighting at the top of the garden complete with veranda looking back towards the house.

The rear garden features further storage within a timber building as well as an outdoor kitchen area providing an ideal space for outdoor entertaining.

This wonderful character property is offered to the market with the agent's strongest recommendation for an internal inspection.

LOCATION

The beautiful village of Knossington lies on the Rutland/Leicestershire border, just four miles east of the market town of Oakham. Knossington has a very popular pub, The Fox and Hounds and is surrounded by beautiful rolling countryside providing numerous bridle ways and footpaths for walking. Nearby Oakham and Uppingham provide a wide range of amenities with train services from Market Harborough and Peterborough to London. The local schooling is very well catered for both in the state and private sector with a choice of primary schools nearby.

DIRECTIONAL NOTE

Head out of Oakham on Cold Overton Road and continue on this road until you reach a T junction where you will take a left into the village of Knossington. Continue round into the village and you will find Sycamore Cottage on your right-hand side.

SERVICES & COUNCIL TAX

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

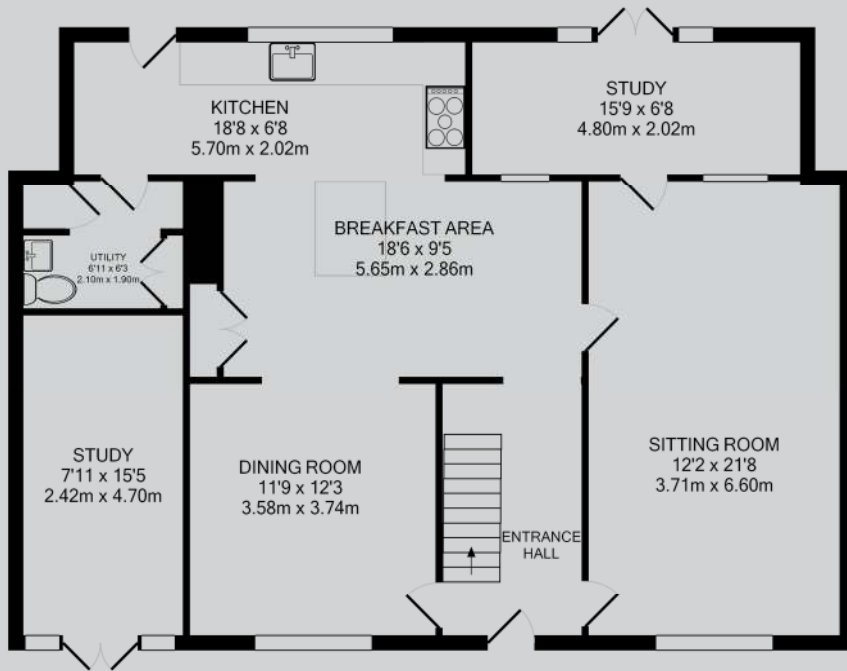




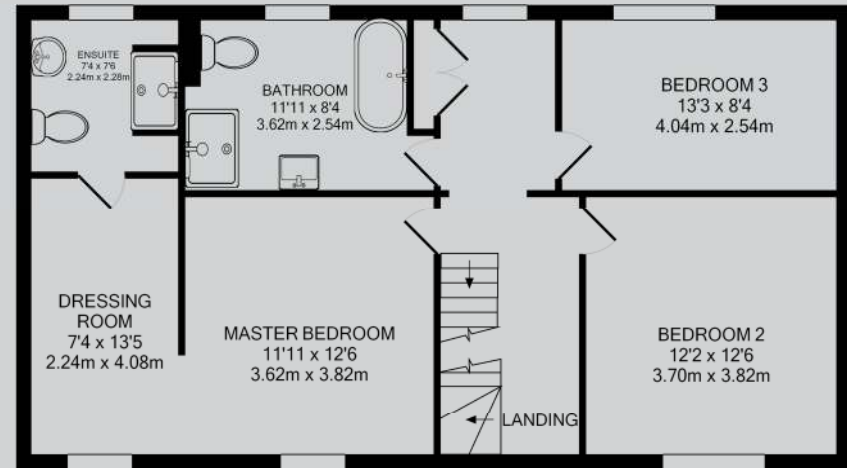
Sycamore Cottage, 3 Main Street, Krossington, Rutland LE15 8LT

House Total Approx Gross Internal Floor Area = **2304 sq. ft / 214 sq. m**

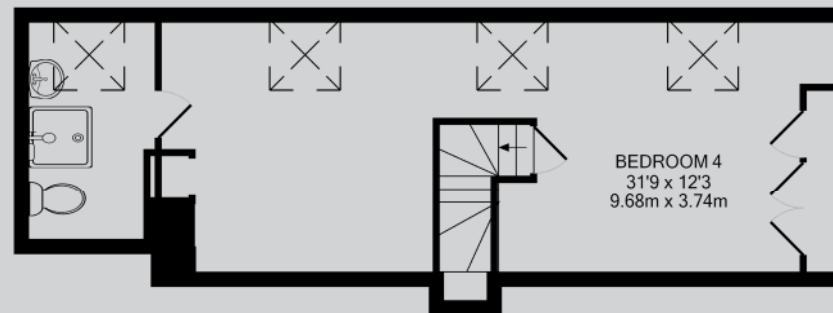
Measurements are approximate, not to scale, illustrative purposes only.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	7A	A	66
B		B	
C		C	
D		D	
E		E	
F	4B	F	34
G		G	

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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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