



GLASTON HOUSE

— GLASTON —



WELCOME TO GLASTON HOUSE, A MODERN, DETACHED,
SEVEN-BEDROOM, FOUR-BATHROOM HAVEN IN THE
RURAL VILLAGE OF GLASTON, IN RUTLAND.

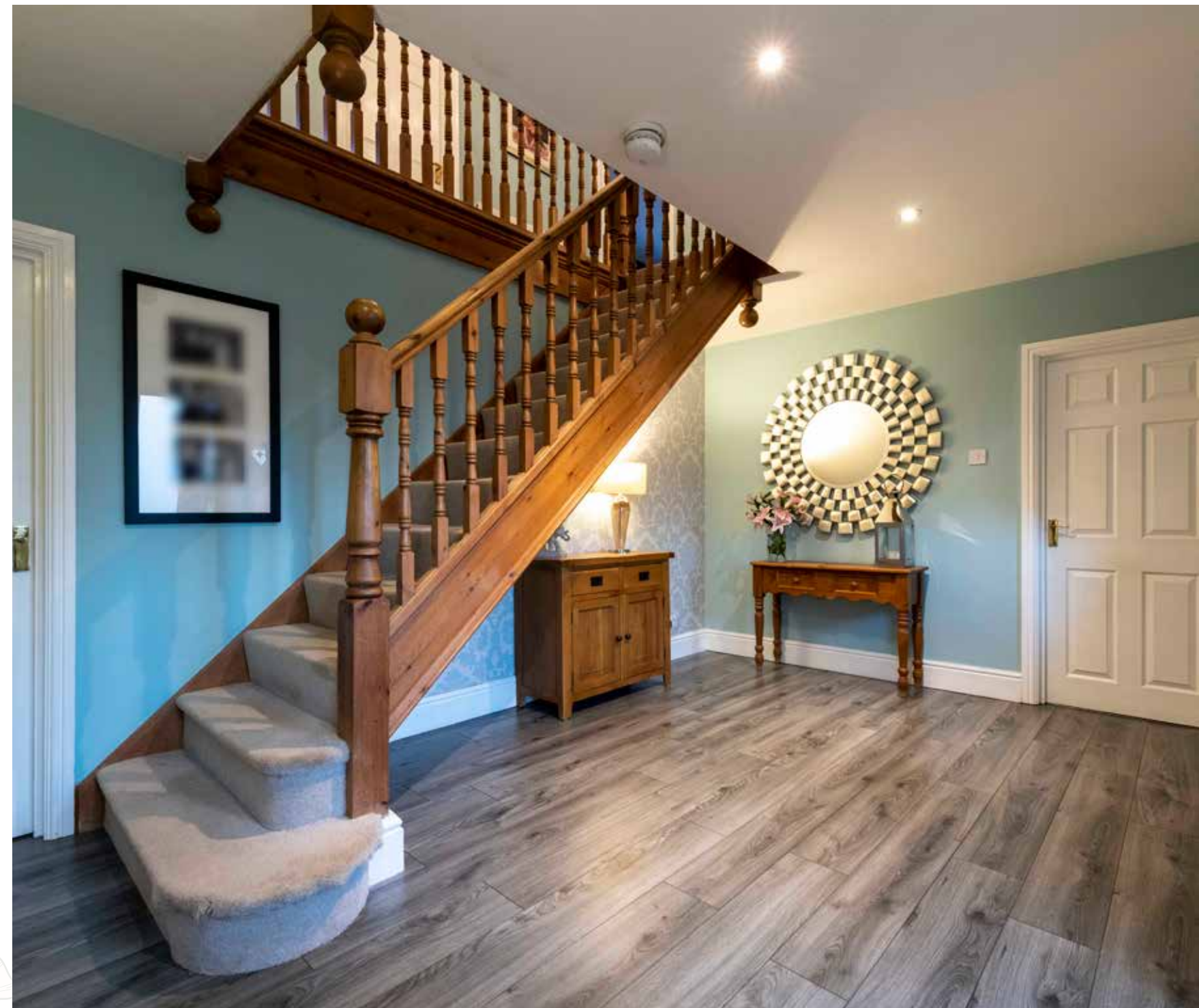


FAMILY LIVING

Pull through the electric gates with intercom onto the large private driveway, where there is ample parking. Secure parking can also be found in the triple garage, which also benefits from a room above – ideal as an office, and currently used for storage.

Set on a plot of approximately 0.33 acres of wraparound enclosed gardens, sense the separation as the gates close, making your way to the front door and inside into the spacious and bright entrance hallway.

Windows either side of the front door invite light in, with an airiness to the entrance hallway aided by the high ceiling. Karndean flooring extends underfoot, with fresh azure tones to the walls.



RELAX AND UNWIND

Turning left, step onto the plush champagne carpet of the sitting room, so spacious there is room for a large dining table in the bay window to the front. Warmth emanates from the open fire, inset within a stone surround, and flanked by windows to either side, delivering eastern sunlight through. Sliding doors open to the south facing terrace, where there is room for a hot tub.





FEAST YOUR EYES

Retracing your steps across the entrance hallway, make your way through to the hub of the home, the large kitchen-diner with attractive bay window overlooking the front gardens. A range of units, drawers and dressers provides a profusion of storage for all your

culinary essentials, whilst tiled flooring is practical underfoot. Cook up a feast on the gas Range oven, whilst other appliances include a dishwasher and fridge-freezer, along with a sink with chef's tap in the peninsula.

To the rear, a door connects you to a rear lobby where you'll find the guest cloakroom, separate laundry room and door onto the garden.



Completing the easy-going, family-friendly flow of the home, the final reception room to discover is the family snug; a sunny and warm, south-facing snug, where French doors provide instant access to the rear terrace, with a door that connects to the entrance hallway.



SLEEP AND SOAK

Ascend the handsome staircase to the first-floor landing. To the front of the home is a large double guest suite with fitted furniture and en suite shower room. Adjacent to here and overlooking the rear garden is the second bedroom, with fitted furniture, this room enjoys rear, south-facing views.

Refresh in the family bathroom, furnished with clawfoot, rolltop, freestanding bath, wash basin, lavatory, and heated towel radiator.

Moving along the landing, the third double bedroom with built-in furniture draws in light through dual aspect windows.





YOUR PRIVATE SANCTUARY

The principal suite sits to the front, drawing in abundant light and views through the broad bay window. Built-in cupboards and drawers provide ample storage. Freshen up in the en suite, furnished with walk-in power shower, wash basin and lavatory.



**SECLUDED
SECOND FLOOR**

Taking the staircase to the second floor, discover three beautiful bedrooms, one with eaves storage available, alongside a shower room with power shower.



What the owners love:
 “I love the privacy the home offers with open spaces and wraparound enclosed garden. A great home to raise our family and a great entertaining home. I often pop to Uppingham market town for a cuppa and catch up.”



GREEN SPACES

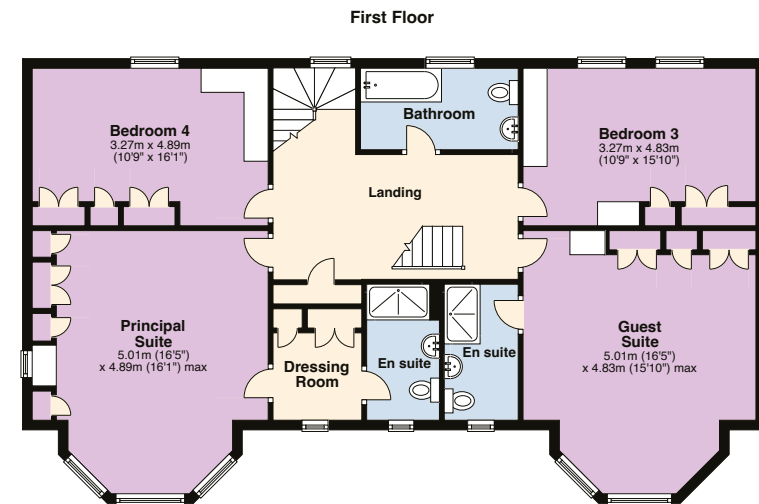
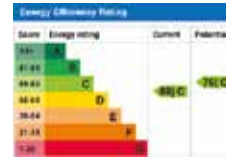
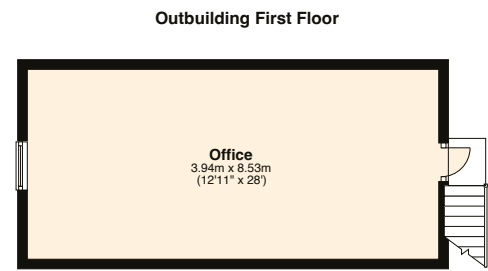
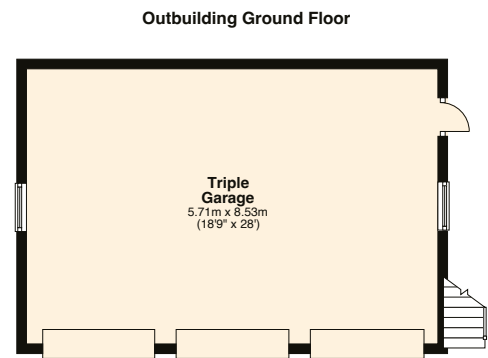
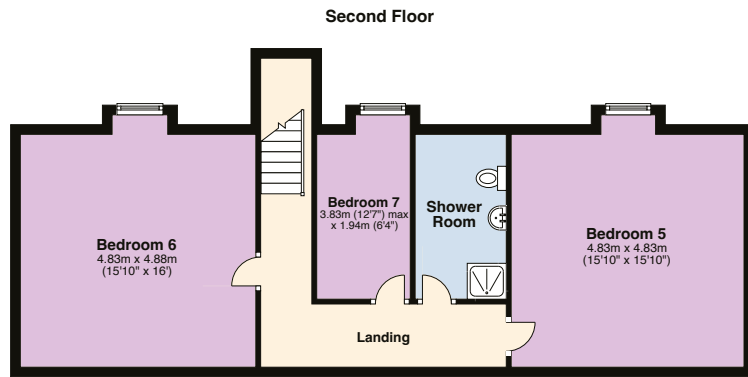
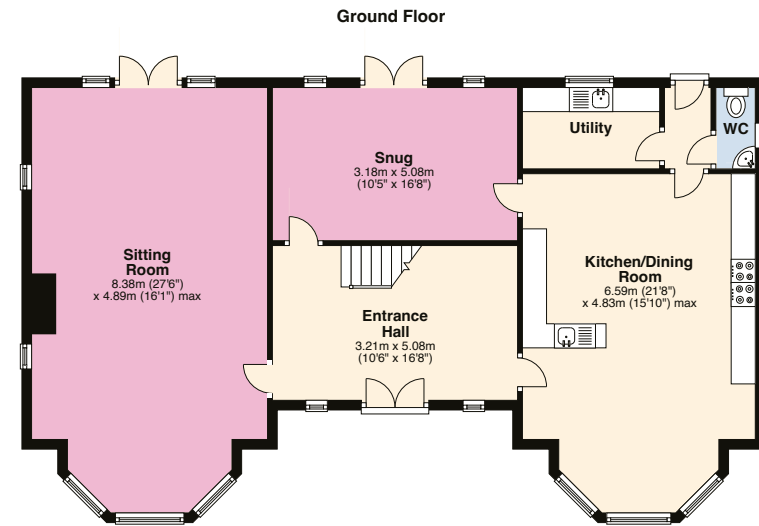
South-facing and sunny, a large terrace currently houses a hot tub, with lawn rolling out beyond to a private screening of mature trees. Wrapping around the home, there is ample space for children to play and pets to roam.

THE FINER DETAILS

Freehold
 Detached
 Constructed 2001
 Plot approx. 1/3 acre

Gas central heating
 Mains water, electricity and sewage
 Rutland County Council, tax band G
 EPC rating C
 Detached triple garage with office

Ground Floor: approx. 114.0 sq. metres (1226.9 sq. feet)
 First Floor: Approx. 118.3 sq. metres (1273.2 sq. feet)
 Second Floor: approx. 75.6 sq. metres (813.7 sq. feet)
 Outbuilding Ground Floor: approx. 48.7 sq. metres (524.4 sq. feet)
 Outbuilding First Floor: approx. 33.6 sq. metres (361.8 sq. feet)
 Total area: approx. 390.2 sq. metres (4200.0 sq. feet)



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NEAR AND FAR

Step out and about in the pretty village of Glaston, wrapped up in countryside and close to several thriving market towns including Uppingham, Oakham and Stamford. Discover the delights on your doorstep, including the picturesque St Andrew's Church, dating back in parts to the 12th century. Explore the local woodland, perfect for walkers and those with an interest in wildlife and nearby Rutland has over 4,200 acres of open countryside to further explore. From cycling to fishing and watersports, whether exhilaration or relaxation is your aim, there is plenty to appeal to all ages and abilities. Meanwhile, Uppingham Sports Centre is also close by for indoor leisure pursuits.

Glaston is perfectly placed for busy families, equidistant between Leicester and Peterborough, connections to London by rail are also available at both Peterborough and Corby. With education in mind, the village is well-placed, situated within easy reach of both independent and state schools in Uppingham, Oakham and Stamford.



LOCAL INFORMATION

- Uppingham 2.5 miles (6 minutes)
- Oakham 6 miles (12 minutes)
- Stamford 10 miles (18 minutes)
- Peterborough 20 miles (31 minutes)
- Leicester 21 miles (42 minutes)





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