



CHESTNUT HOUSE

SOUTH LUFFENHAM



One of an exclusive enclave of homes, tucked away in the delightful rural Rutland village of South Luffenham, escape to the country whilst retaining easy access out and about, in the beautiful surrounds of Chestnut House.

A cherished home, Chestnut House retains its fresh out of the box feel, built in 2003.

Pull onto the private driveway, where there is ample parking outside the two-car double garage with EVC point. A natural chorus of birdsong prevails at Chestnut House, with verdant surrounds to the front garden.



WELCOME HOME

Neat low hedging envelops the front garden, the perfect frame for the immaculate and pristine home within.

Step beneath the portico and into the welcoming embrace of Chestnut House, whose spacious entrance hallway, the hub of the home, wows with its sweeping central staircase. Stash your coat and boots in the storage cupboard before seeking comfort and contentment in the sitting room.

Glazed double doors lead into this spacious and sun-drenched sitting room, where a bay window offers pretty views over the front lawn.

Soft sage shades retain a connection to the outdoors, whilst the large inglenook brick fireplace, fitted with log-burning stove, infuses the room with warmth from beneath a robust honey-toned beam.



Flow through into the formal dining room, where double doors open up to invite you to take your mealtimes beneath the warmth of the sun on the south-facing terrace overlooking the garden. Ideal for entertaining, this sociable hub connects seamlessly to both family kitchen and sitting room.



YOUR DREAM KITCHEN

Opening up to the kitchen is the inviting relaxed seating area, where views entreat out to the garden. Continue through into the recently refitted Bakehouse of Stamford kitchen, brimming with storage in the calming tones of Farrow and Ball 'Elephants Breath' Shaker-style cabinetry, and with designer pendant lighting illuminating the sociable central island.

Neff appliances include a double oven, fridge-freezer, induction hob, built-in bin storage and dishwasher. Overlooking the garden, the undermounted sink is furnished with an instant hot water tap, whilst the elegantly curved central island worktop is fitted beneath with two wine coolers. Keep the toaster concealed within the beautifully crafted breakfast station, with space and sockets for your kettle, coffee maker and cups.

Tucked off the kitchen, and also opening out to the driveway, the utility room continues the motif of stylish storage, also fitted with boiler and plumbed for a washing machine and tumble drier.

Limestone tiling flows out underfoot returning to the entrance hallway, which provides access to a handy cloakroom. Additionally, a study, filled with light, and overlooking the driveway and greenery surrounding Chestnut House, is the perfect place to work from home, furnished with an array of fitted storage.





MOMENTS OF CALM

Central in the entrance hallway, the imposing staircase leads up, branching right to provide access to the spacious double guest bedroom, dressed in tones of oat milk and almond. Wide windows provide the perfect vantage point from which to admire the different elements of the sociable and impressively landscaped garden. Refresh and revive in the en suite shower room.

Along the gallery landing, a bedroom to the front is currently used as a playroom and is conveniently situated next to the family bathroom.

Offering rest and refuge to all, two further well-proportioned double bedrooms overlook the rear, whilst the principal suite serves as a sophisticated sanctuary, dressed in warm, earthy tones and offering reams of storage in the fitted wardrobes.

Views entreat out to the leafy boughs and manicured lawn at the front, with a private en suite illuminated by a side window.



SUNSHINE, SHELTER AND SHADE

Step out onto the stone paved terrace of the sunny, south-facing garden, which wraps around the rear of the home for al fresco dining opportunities with family and friends.

Lush lawn, fringed by immaculately maintained, mature borders, brings colour and scope for adventure, whilst a diverse selection of established trees provides shelter, shade and screening.

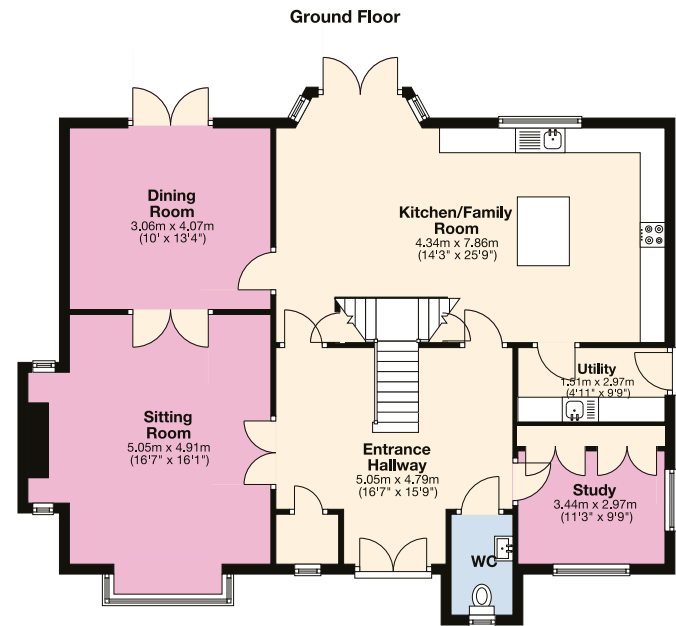
Beneath the sturdy boughs of the mature trees to the rear, an upper terrace is home to a quaint summer house, served by electricity and providing the perfect place to enjoy afternoon tea whilst admiring the garden and home.



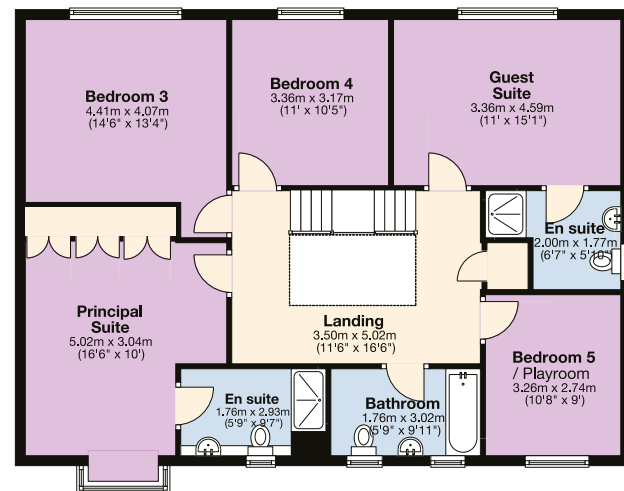
THE FINER DETAILS

Freehold
 Detached
 Constructed 2003
 Conservation area
 Plot approx. 0.2 acre
 Gas central heating
 Mains electricity, water and sewage
 Rutland County Council, tax band G
 EPC rating C

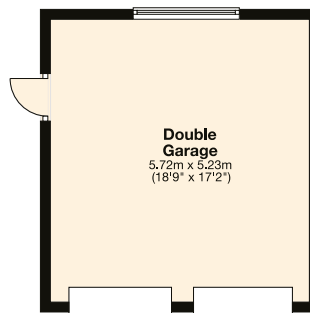
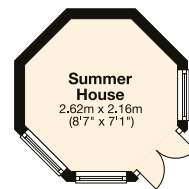
Ground Floor: approx. 113.3 sq. metres
 (1219.8 sq. feet)
 First Floor: approx. 106.5 sq. metres
 (1146.3 sq. feet)
 Outbuildings: approx. 37.7 sq. metres
 (406.1 sq. feet)
 Total area: approx. 257.5 sq. metres
 (2772.2 sq. feet)



First Floor



Outbuildings



ON YOUR DOORSTEP

A quiet village with a lively community, step outside and discover the delights on your doorstep.

South Luffenham Village Hall hosts a wide variety of classes and activities, from coffee mornings to Zumba, pilates, yoga, tai chi and dance fit. New mums can also meet new friends and neighbours at the Stay and Play sessions for babies and toddlers on Monday mornings.

With two pubs nearby, alongside a church, there is a clear sense of community in this rural enclave.

Explore the local countryside, where you can wander along the winding footpaths, take the children on nature hunts to the local wildlife pond, or tend a plot in the village allotments.

Further afield, discover the range of shops and restaurants in the nearby market towns of Uppingham, Stamford, and Peterborough, with excellent independent schools such as Stamford Endowed Schools, Oakham School, and Uppingham School close by.

Commute to London conveniently in about an hour from Peterborough and Corby stations, enjoying the best of both countryside and city, from the spacious comfort of Chestnut House.

LOCAL DISTANCES

- Uppingham**
6.1 miles (14 minutes)
- Stamford**
7.1 miles (16 minutes)
- Oakham**
8.8 miles (18 minutes)
- Peterborough**
18.1 miles (29 minutes)



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