

3 AYSTON ROAD



UPPINGHAM



Welcome to No. 3 Ayston Road, a charming and unique 1820s townhouse in the heart of Uppingham, yet tucked away from the hustle and bustle of the ancient market town. Seamlessly blending historical charm with modern elegance, welcome home.



A GRAND ARRIVAL

Nestled discreetly behind lush, mature trees, No. 3 Ayston Road enjoys a tranquil setting with a private driveway offering parking for two cars. Passing through the gate from the driveway, a terraced front garden leads to the inviting archway framing the front door of the white painted stucco façade of the home.

Soaring high ceilings create a sense of grandeur as you step into the entrance hallway. Ahead, a sweeping staircase invites you to explore further, adding a touch of elegance to the space. Descending two steps, there are convenient storage hooks for your coats, and adjacent is the guest cloakroom.



SITTING ROOM SPLENDOUR

To the right of the entrance hallway, a spacious sitting room awaits, offering plenty of room to relax and unwind. Bathed in natural light from a large bay window with traditional sashes, the sitting room is an ideal spot for relaxation and entertaining guests. A wood-burning fireplace casts a warm glow, and with built-in shelving on either side, it stands as the centrepiece.



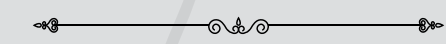
KITCHEN DELIGHT

Embark on a culinary journey as you descend to the basement level, where a bright and spacious kitchen awaits, staying true to the cherished tradition of townhouses.

At the heart of this kitchen lies the sleek black AGA, exuding timeless charm and warmth, complemented by a conventional cooker. Traditional cream cabinetry lines the walls and there is plenty of space to add a cosy breakfast table, inviting you to start your day in comfort.

Conveniently, a door opens to the front terraced area, offering an idyllic setting for barbecue cooking, where the delights of al fresco dining await.

Ensuring seamless daily living, a built-in fridge and dishwasher cater to modern needs, while the pantry, conveniently located a step out of the kitchen, provides additional storage space, and a handy utility cupboard under the stairs preserves the charm that epitomises townhouse living.





ROOM WITH A VIEW

Time now to discover the home's sleeping quarters. Currently configured as a three bedroom home, the first bedroom is a peaceful hideaway found on the third floor; it offers serene views of Uppingham and into the picturesque Rutland fields beyond.

SWEET SLUMBER

The next double bedroom to discover is meticulously crafted to optimize both space and natural light, and sits on the second floor of the home. With its adjoining dressing room and fitted wardrobes, this room offers versatile storage solutions. Originally two separate bedrooms, this expansive

space can be retained as a generously sized bedroom or reconfigured to accommodate an additional bedroom or serve as a functional home office, offering flexibility to suit your evolving needs.



RELAX AND UNWIND

Descending to the first floor, discover the luxurious principal suite, a haven of comfort with high ceilings, fitted bookshelves and bathed in natural light. Complemented by a bathroom en suite featuring a luxurious bathtub and cream tiles, and a dressing room for all your clothing needs, this is the ultimate place to relax and unwind at the end of the day.

Finally, across the landing, discover the family bathroom, complete with a bathtub with shower over to offer convenience.



GARDENS AND GROUNDS

Outside, the rear garden offers a private and tranquil retreat with space for outdoor furniture, perfect for al fresco dining with friends and family. The garden's serene atmosphere adds to the home's appeal, providing a private escape from the hustle and bustle of market town life.

THE FINER DETAILS

Freehold
Semi-detached
Constructed 1820s
Unlisted
Gas central heating
Mains electricity, water and sewage
Rutland County Council, tax band C
EPC rating E

Lower Ground Floor: approx. 25.2 sq. metres (271.4 sq. feet)
Ground Floor: approx. 42.6 sq. metres (458.4 sq. feet)
First Floor: approx. 38.4 sq. metres (413.5 sq. feet)
Second Floor: approx. 33.6 sq. metres (361.1 sq. feet)
Third Floor: approx. 11.0 sq. metres (118.4 sq. feet)
Total area: approx. 150.8 sq. metres (1622.9 sq. feet)



Pelham James use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Pelham James has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.



OUT AND ABOUT

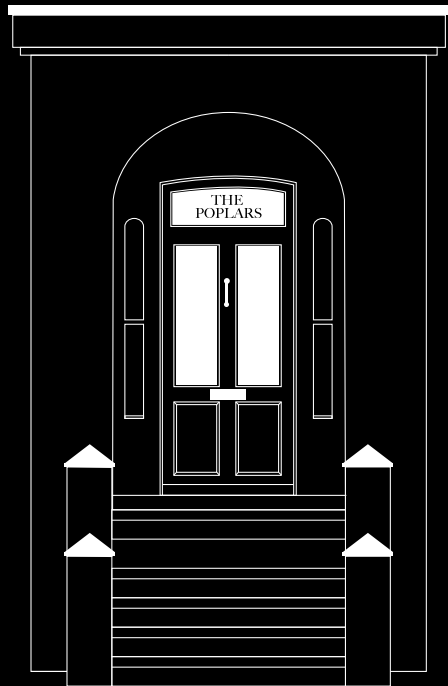
A charming market town in Rutland, perfect for leisurely browsing through family-owned speciality shops and antique galleries. Take in the history of this beautiful market town with an array of architecture and hidden passages. Discover unique treasures like glass, silver, and furniture on every corner. Enjoy the weekly Friday market and festive fatstock Christmas event. Rest at quaint tea rooms, pubs, or top restaurants while soaking in the town's rich history and architecture.

Uppingham is a great town for commuting to local villages, towns and cities. Just a short drive to the local railway stations of Stamford, Oakham and Corby will aid your commute. With easy access to London and the north from the mainline of Peterborough.

Schools in Uppingham include Uppingham School, an independent school founded in 1584 and a state secondary school, Uppingham Community College and two primary schools: Leighfield and Uppingham Church of England School.

LOCAL DISTANCES

- Oakham (6.2 miles, 11 minutes)
- Stamford (12.6 miles, 22 minutes)
- Market Harborough (17 miles, 29 minutes)
- Leicester (19.8 miles, 35 minutes)
- Peterborough (23.1 miles, 33 minutes)
- Corby (7.8 miles, 15 minutes)



3 Ayston Road, Uppingham, Rutland LE15 9RL



To view please call the team on
01572 497 070 | team@pelhamjames.co.uk | pelhamjames.co.uk

