



# THE PERIWINKLE

— SOUTH LUFFENHAM —





## A WARM WELCOME

Step into the spacious and bright entrance hallway, opened up by the current owners to create a light-filled arrival to The Periwinkle.

Newly installed and bringing The Periwinkle firmly into the comforting embrace of 21st century family living, the sleek and sophisticated kitchen combines stylish quartz worktops with chic, Shaker-style soft grey cabinetry. Furnished with integrated double oven and microwave, fridge, induction hob, Quooker hot water tap and dishwasher, the contemporary kitchen opens up to a large utility room, ensuring your elegant kitchen stays chore and clutter free.



On the leafy fringes of South Luffenham, single-storey living for the 21st century awaits, at The Periwinkle, a home as delightful as its affable title suggests.

Tucked back along a private driveway amidst a handful of other homes, and enveloped in its mature gardens, The Periwinkle serves as a

rural retreat away from the hustle and bustle. Renovated by its current owners, new windows and doors feature, with fresh décor throughout and a brand-new kitchen.

Park up on the block paved driveway, with further parking available in the double garage.





## DINE AND UNWIND

A home made for entertaining, the kitchen flows on effortlessly into a spacious dining room. Original parquet flooring adds character, while a wide window offers views of the delightful garden. Feature shelving flanks glazed doors that draw you into the capacious sitting room. With windows to two sides and French doors leading to the garden, the room is filled with light, while a freshly-fitted log-burning stove emanates warmth.



### What we love...

Providing a rare blend of modern comfort and timeless charm, nestled within a peaceful and private setting, with its spacious bedrooms, light-filled rooms, glorious garden views, and thoughtfully updated features, The Periwinkle is a serene sanctuary where cherished memories can be made.







## SLEEP TIGHT

The Periwinkle has four bedrooms, the first of which is currently used as a peaceful home office, while the next is beautifully decorated and has views of the garden. Both bedrooms are served by the large family bathroom.

Visiting family and friends will sleep soundly in the guest suite, overlooking the mature planting to the front of the home. A spacious double, freshen up in the contemporary en suite shower room.







## LEAFY OASIS

Enjoy the peace and serenity of the wraparound garden at The Periwinkle, where you can seek shelter and shade beneath the boughs of the mature trees and where lush, cottage-garden borders burst with seasonal colour.

A paved pathway guides you around the home, leading to peaceful spaces in which to relax and dine, with plenty of space for children to play. South-easterly facing, soak up the sunshine throughout the day.

Accented by vibrant flower beds and framed by hedges and stone walls for privacy, the garden is a truly peaceful oasis; an idyllic spot perfect for hosting summer barbecues or simply in which to sit and unwind with a drink after a long day.



Exquisitely decorated, the final bedroom to discover is the sumptuous principal suite, with soft sage tones adorning the built-in wardrobes. Refresh and revive in the walk-in wet room shower in the en suite, freshly tiled. Views extend over the garden through French doors, offering instant access out for morning coffee in the sunshine on the secluded courtyard garden.

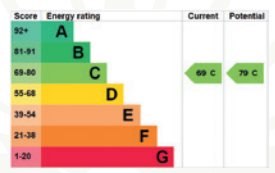




# THE FINER DETAILS

- Freehold
- Constructed 1991
- Link detached
- Plot approx. 0.19 acre
- Gas central heating
- Mains electricity, water and sewage
- Rutland County Council, tax band F
- EPC rating C
- Conservation area

Approx Gross Internal Area:  
211 sq m / 2267 sq ft



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# ON YOUR DOORSTEP

With the towns of Uppingham, Stamford and Oakham all within 8 miles, the delightful village of South Luffenham offers convenience alongside peace and tranquillity.

The village is home to the parish church of St Mary and two popular pubs, The Boot Inn and The Coach House Inn, where you can catch up with neighbours or enjoy a relaxed Sunday lunch.

For active families, the village is surrounded by beautiful country walks and bridleways. The area boasts a choice of riding stables as well as Luffenham Heath Golf Club and walking, cycling and water sports facilities at Rutland Water.

Local schools include St Mary and St John Primary School in the nearby village of North Luffenham as well as both state and independent secondary schools in Stamford, Oakham and Uppingham.

Commuters are well served by rail services from Stamford and Oakham to Birmingham and Cambridge. From Peterborough, you can expect to arrive at London King's Cross in 50 minutes.

## LOCAL DISTANCES

- Uppingham** 6 miles (14 minutes)
- Stamford** 7 miles (16 minutes)
- Oakham** 9 miles (18 minutes)
- Peterborough** 18 miles (29 minutes)
- Leicester** 24 miles (37 minutes)







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