



 **SPREY** Church Lane, Ridlington
PROPERTY Asking Price Of £2,600,000



SPREY
PROPERTY

SPREY
PROPERTY



This imposing Ironstone home is situated on an elevated position in the picturesque village of Ridlington.

Offering over 5000 sq ft of accommodation, this property has been finished to an exceptional standard combining traditional style with state-of-the-art technology and has reached its maximum energy efficiency potential.

Guiding you into the grounds is a curved iron stone wall, with electric gated entrance. The driveway leads to a triple garage and parking for multiple vehicles.

Above the garages is a further 11m x 5m of accommodation which has a multitude of uses according to ones needs.

The double fronted aspect of the property lends itself to an impressive entrance hall with central staircase.

Leading from the grand hall is the dual aspect sitting room, study, snug with built-in media wall and laundry room. The rear lobby combines a boot room and cloakroom.

The kitchen is open plan, encompassing the vaulted dining and family area, with doors to the outdoor arbour kitchen, and has an impressive central island, and walk-in pantry. The units are complimented with quartz worktops.

On the first floor are the principle and guest suites, providing dressing rooms and en-suite bathrooms as well as two further bedrooms with en-suites.

To the second floor are two bedrooms with far reaching views and bathroom.

Private, wrap around gardens surround this beautiful home.





TENURE: Freehold

Electric and Water Connected

EPC: B

COUNCIL TAX: tbc

ENTRANCE HALL:

SITTING ROOM: 7.30m x 4.77m (23'11" x 15'8")

REAR LOBBY/BOOT ROOM: 7.14m x 2.78m (23'5" x 9'1")

CLOAKROOM:

STUDY: 4.99m x 2.91m (16'5" x 9'6")

KITCHEN: 6.86m x 6.76m (22'6" x 22'2")







PANTRY:

DINING AREA: 4.13m x 6.26m (13'7" x 20'6")

SNUG: 6.92m x 4.06m (22'8" x 13'4")

INNER HALLWAY:

PLANT ROOM:

LAUNDRY ROOM: 3.89m x 2.99m max (12'9" x 9'10") max

FIRST FLOOR LANDING:

PRINCIPAL BEDROOM: 5.04m x 4.77m (16'7" x 15'8")

DRESSING ROOM: 2.14m x 3.97m (7' x 13')

EN-SUITE: 2.73m x 3.67m (9' x 12'1")

GUEST BEDROOM: 3.40m x 8.13m (11'2" x 26'8")

DRESSING ROOM: 3.15m x 3.93m (10'4" x 12'11")

EN-SUITE: 2.52m x 1.94m (8'3" x 6'4")

BEDROOM THREE: 5.07m x 4.56m (16'8" x 15')

EN-SUITE: 3.54m x 1.45m (11'7" x 4'9")

BEDROOM FOUR: 4.59m x 5.86m (15'1" x 19'3")

EN-SUITE: 2.45m x 4.52m (8' x 4'10")

SECOND FLOOR LANDING:

BEDROOM FIVE: 5.42m x 5'14" (17'9" x 16'10")

BEDROOM SIX: 6.04m x 3.16m (19'10" x 10'4")

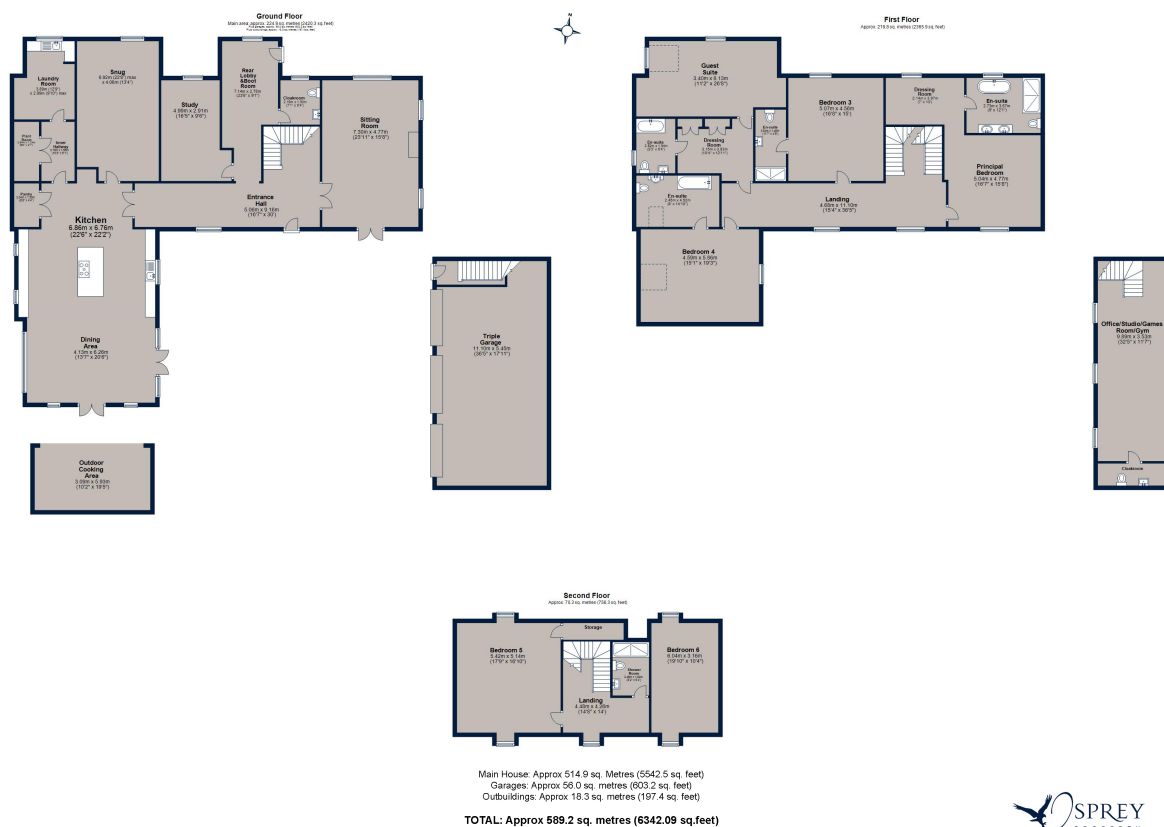
SHOWER ROOM: 2.48m x 1.62m (8'2" x 5'4")

TRIPLE GARAGE: 11.10m x 5.45m (36'5" x 17'11")





Church Lane, Ridlington



Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo. www.m-photo.pro



Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

Osprey Stamford
7 Red Lion Street
Stamford
Lincolnshire, PE9 1PA
01780 769269
stamford@osprey-property.co.uk

Osprey Oundle
6 Crown Court
Market Place
Oundle, PE8 4BQ
01832 272225
oundle@osprey-property.co.uk

Osprey Melton
8 Burton Road
Melton
Leicestershire, LE13 1AE
01664 778170
melton@osprey-property.co.uk

Ridlington is a quiet Rutland village, located between Uppingham and Oakham, approximately a mile to the West of the A6003. The pretty market town of Uppingham provides a good choice of local amenities and facilities including a local market twice a week and a choice of excellent private and state schools. The A47 provides easy access to Peterborough, Leicester and beyond whilst the east coast mainline, running through Peterborough, allows easy access to London and the northeast.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 85 B | 87 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements