



Church Street, Langham  
Offers Over £450,000





SPREY  
PROPERTY





Tucked away in the heart of a peaceful and picturesque village, this three-bedroom cottage which was thoughtfully designed by the current owners with both character and practicality in mind, offering a charming blend of traditional features and modern living including heat recovery system.

A generous open-plan kitchen and dining area-an inviting and versatile space that forms the heart of the home. Whether you're preparing meals, hosting friends, or simply enjoying a quiet morning coffee, the kitchen-diner is laid out for both function and warmth. A beautiful dual-aspect wood burner sits between the dining space and the living room, creating a cosy and atmospheric focal point that brings the entire ground floor together. Double doors open from the dining area straight into a private cottage garden, allowing natural light to flood in and providing a seamless connection to outdoor living. Along with the living space, the ground floor also incorporates, utility room, w/c and entrance hall with stairs to the floor.

Upstairs, the home offers three well-proportioned bedrooms, including a master suite complete with its own private en-suite bathroom. While the overall layout has been carefully considered for comfort, storage, flow, and everyday ease. A second family bathroom offers additional convenience for guests or children.

Outside, the property will enjoy a private rear garden filled with potential-perfect for relaxing and entertaining which overlooks the village stream. To the side of the property is a carport with power and lighting along with a workshop access from the garden ideal for storage, hobbies, or home working.







TENURE: Freehold

All Mains Connected

EPC: C

COUNCIL TAX: E









ENTRANCE LOBBY:

KITCHEN/DINER: 6.14m x 4.22m (20'2" x 13'11")

LIVING ROOM: 5.34m x 3.12m (17'6" x 10'3")

UTITLIY:

LANDING:

BEDROOM ONE: 6.14m x 3.16m (20'2" x 10'4")

EN-SUITE:

BEDROOM TWO: 3.37m x 3.38m (11'1" x 11'1")

BEDROOM THREE: 2.26m x 3.22m (7'5" x 10'7")

BATHROOM:

CARPORT: 6.14m x 3.16m (20'2" x 10'4")

WORKSHOP: 4.13m x 3.16m (13'7" x 10'4")



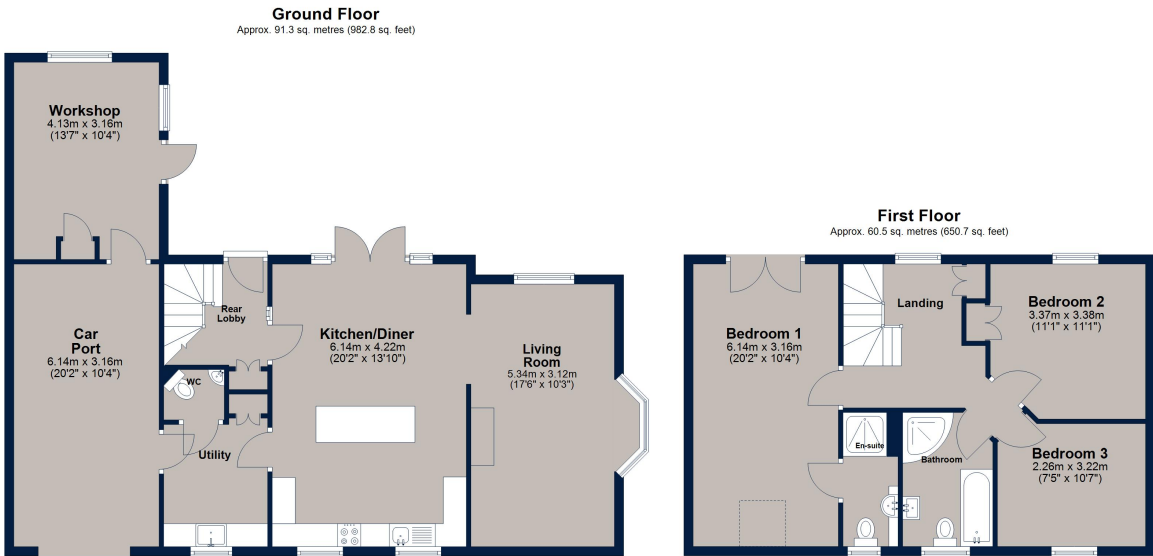






# Church Street, Langham

Langham is a thriving and friendly village with many amenities including a public house, a village hall, allotments and a church. Langham also offers a children's play area and an array of superb countryside walks. The village primary school is within walking distance and the town of Oakham offers a variety of primary schools as well as Catmose Secondary School, Oakham School and Harrington Sixth Form. Oakham offers easy access to shops, restaurants and the railway station, linking the area to Leicester, Peterborough and beyond. There are also brilliant bus routes to and from local amenities and attractions.



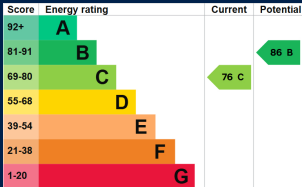
Total area: approx. 151.8 sq. metres (1633.5 sq. feet)  
This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose. Plan produced using PlanUp.

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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