



Offers Over £590,000 | Freehold
Main Street, Knessington LE15 8LT





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- Village location
 - Large garden, with summerhouse
 - Kitchen breakfast room
 - Utility
 - Four reception rooms
 - Master bedroom suite
 - Available with No forward chain
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Nestled in the heart of the highly sought-after village of Knossington, renowned for its popular village pub and attractive rural setting, this delightful family home offers an abundance of character, charm and versatile living accommodation. Occupying a generous plot with a substantial rear garden, the property combines period features with practical family living, making it an ideal home for those seeking village life without compromising on convenience.

The property is perfectly positioned for easy access to Oakham, with its highly regarded schooling, train station providing direct links to major cities, and an excellent range of independent shops, restaurants and everyday amenities.

Upon entering the property, a welcoming entrance hall immediately sets the tone for the home, showcasing a wealth of character with wooden and stone flooring and exposed ceiling beams. The ground floor offers a variety of reception spaces designed to suit modern family life. The spacious kitchen/breakfast room forms the heart of the home, featuring a central island and ample room for informal dining and entertaining. A separate dining room provides the perfect setting for more formal occasions, while a dedicated study offers an ideal space for home working. The music/family room enjoys direct access to the garden through French doors, creating a seamless connection between the indoor and outdoor living spaces. The









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impressive living room is centred around a charming fireplace with wood-burning stove, providing a warm and inviting atmosphere throughout the year. A convenient downstairs WC completes the ground floor accommodation.

The first floor hosts the principal bedroom suite, benefiting from a dressing room and private en-suite facilities, creating a comfortable and relaxing retreat. Two further well-proportioned bedrooms are also located on this floor.

The second floor continues to impress with two spacious double bedrooms, ideal for older children, guests or additional workspace if required. A further en-suite serves this level, enhancing the flexibility of the accommodation.

Outside, the property enjoys a superb family-sized rear garden, offering an excellent space for both relaxation and recreation. Predominantly laid to lawn, the garden provides plenty of room for children to play and for keen gardeners to enjoy. A dedicated outside dining area creates the perfect setting for al fresco entertaining during the warmer months, while a gravel patio offers an additional seating space from which to enjoy the peaceful surroundings. The summer house provides a versatile addition, suitable for use as a garden retreat, hobby room or home office, completing this wonderful outdoor environment.

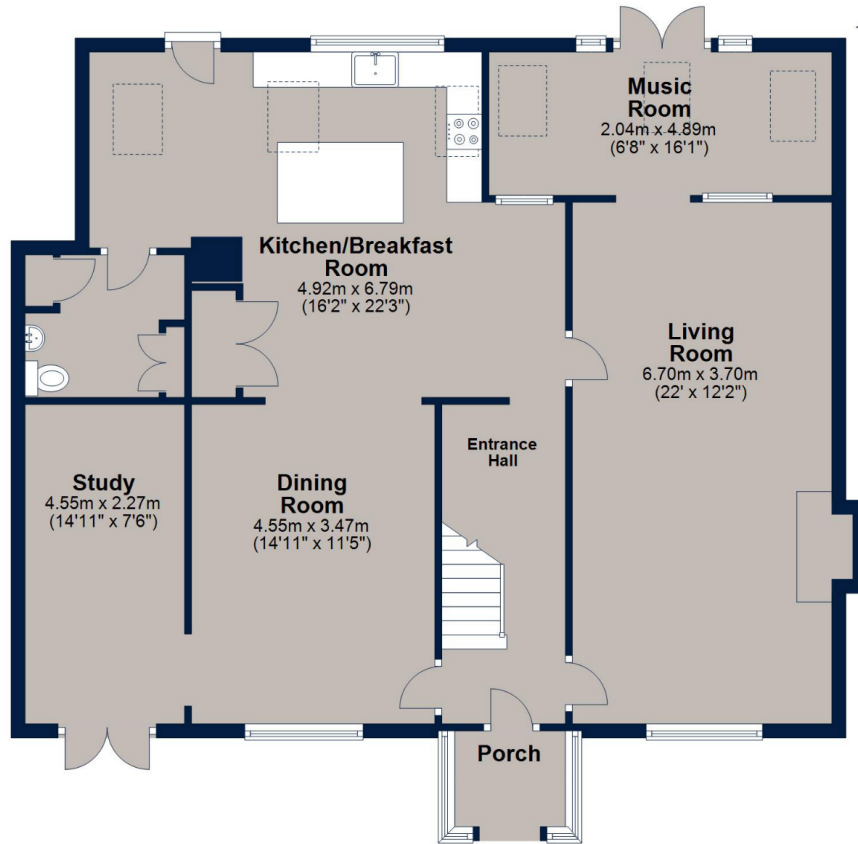
This charming and characterful home presents a rare opportunity to acquire a substantial village property with generous living accommodation, beautiful period features and an exceptional garden, all within easy reach of Oakham and its excellent amenities.

VILLAGE LIFE

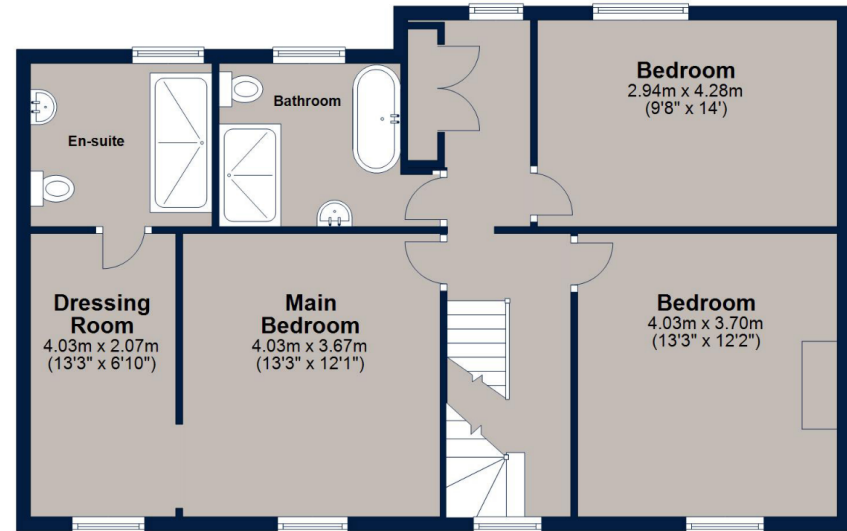
The beautiful village of Knossington lies on the Rutland/Leicestershire border, just four miles West of the market town of Oakham. Knossington has a very popular pub, The Fox and Hounds, and is surrounded by beautiful rolling countryside providing numerous bridle ways and footpaths for walking. Nearby Oakham and Uppingham provide a wide range of amenities with train services from Market Harborough and Peterborough to London. The local schooling is very well catered for both in the state and private sector with a choice of primary schools nearby.



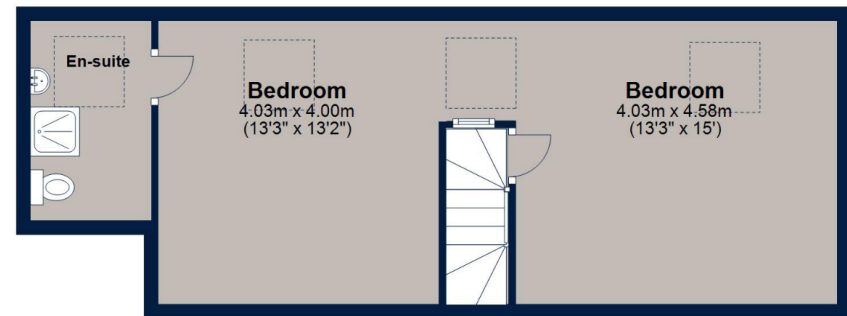
Ground Floor



First Floor



Second Floor



Total area: approx. 231.4 sq. metres (2491.0 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo
Plan produced using PlanUp.



Key Information

Local Authority
Rutland County Council District Council

Council Tax
Band = E

Tenure
Freehold

EPC
Rating = E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



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