



SPREY  
PROPERTY

Castlewood Cottage, Langham  
Offers Over: £415,000





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Three-bedroom Chocolate box cottage in the heart of Langham village. Appreciating many original features throughout, this unique cottage has been greatly improved by the current owner and presented in show-home condition. Enjoying two reception rooms, dining kitchen, utility / w/c, and bathroom with roll top bath.

The front door opens to the lovely snug with tiled floor and wood burner, door from here leads to the stair, living room, and kitchen. Into the L-shaped kitchen with wall and floor-mounted units, built-in appliances, and space for a Range style cooker. There is a dining area off with two skylights and Bi-fold doors to the garden. Also off the kitchen is a utility room and W/C. To complete this floor is the living room with an Open Fire and Window seat.

Climbing the stairs to the landing, where you gain access to, two double bedrooms one with built-in wardrobes and a good-sized single. The Family bathroom with exposed beams, benefits from a walk-in shower and roll-top freestanding bath. The outside courtyard garden offers a fantastic and easily maintainable space to enjoy all year-round with multiple levels and a summer house in the far corner. The garden has a south-west facing. There is also a pedestrian gate leading back out the front driveway and parking.







Tenure: Freehold

All mains' services

Council Tax Band: D

EPC: D











SNUG: 3.87m x 4.73m (12'8" x 15'6")

LIVING ROOM: 3.62m x 4.72m (11'10" x 15'6")

KITCHEN: 4.78m x 2.08m (15'8" x 6'10") L-shaped max measurements

DINING ROOM: 2.85m x 3.31m (9'4" x 10'10")

UTILITY: 2.15m max x 2.08m (7'1" max x 6'10")

LANDING:

BEDROOM ONE: 4.26m x 3.46m (14' x 11'4")

BEDROOM TWO: 3.22m x 2.90m (10'7" x 9'6")

BEDROOM THREE: 2.42m x 2.61m (7'11" x 8'7")

BATHROOM: 1.91m x 4.77m (6'3" x 15'8")









# Castlewood Cottage, Westons Lane, Langham



Total area: approx. 119.2 sq. metres (1283.0 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.



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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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 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