



WARDLEY

COUNTRY  
EQUESTRIAN  
&









## SPACIOUS SIX BEDROOM FAMILY HOME

SITUATED IN APPROXIMATELY FIVE  
ACRES OF GROUNDS

Idyllically set, Little Stint is approached via a long sweeping driveway looking over its own paddock land, planted with an arboretum of parkland trees. This home has been tastefully developed to make the most of its secluded location at the end of this small hamlet, which is ideally located on the edge of the market town of Uppingham with easy access to the A47, and quick access into both cities of Leicester and Peterborough from both mainline trains and motorways.





## DATING BACK TO THE 17TH CENTURY BUT NOW WITH THE BENEFITS OF MODERN LIVING.

The original parts of this elegant country house dates back to the 17th century has since been extended, restored and renovated throughout to a high standard, whilst retaining its character, featuring an oak beamed lintel over the fireplace, beamed ceilings, stone detailing and cast-iron radiators. The accommodation briefly comprises of a large double height and fully glazed entrance hallway, with large reception rooms leading off.





## A SPACIOUS, OPEN PLAN KITCHEN

A spacious, open plan kitchen, breakfast and dining room with a range of bespoke cupboards, a large handmade granite kitchen sink, an island with stainless steel top and breakfast bar, Miele steam oven as well as the four oven Aga. There is also a pantry, and a substantial oak framed garden room at the far end, overlooking the rear terrace and garden beyond. A 29ft drawing room which boasts a large feature fireplace with inset log burner, plus a family room, two useful boot rooms, and a laundry room.





## THE FIRST FLOOR HOUSES SIX BEDROOMS IN TOTAL.

The principal master bedroom in one wing has a stunning en-suite using all natural handmade materials and a dressing room.

In the other wing there are a further four more good sized bedrooms, a family bathroom and a separate rain shower room.







## ATTENTION TO DETAIL IS SECOND TO NONE

Externally, Little Stint is accessed via a long driveway approach, which runs past the paddock land and is adjacent to the gardens, parking area and garaging. There is also a summer house, large terrace area with a built-in barbeque; perfect for alfresco dining and a paddock, planted with a range of specimen trees, plus more formal gardens to all sides of the property.

Wardley is a small hamlet on the Rutland/Leicestershire border and is well known for its rolling countryside. The neighbouring village of Uppingham offers a fantastic range of amenities to include a bakery, coffee shops/restaurants, butchers, pharmacy, and an antique shop, with more extensive services at Oakham. Good road links, with the M1, A1 and A14 giving access to the motorway network, as well as train services into London Kings Cross from either Market Harborough or Peterborough within the hour.





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