

TOP
STREET
WING



2, Top Street is an extended Victorian family home nestled in the heart of Wing village, just four miles from Uppingham and within minutes of Rutland Water. With off-street parking, four double bedrooms, a large country-style kitchen and a lovely enclosed garden, this amazing home is a real Rutland retreat.



AN IDYLIC SETTING

As you pull onto the spacious gravel driveway, admire the home's striking stone and slate facade and the pretty front garden, bordered by shrubs and flowers set behind a low stone wall. If you have timed your arrival well, you may be greeted with the chime of the Parish church bells as you wind your way to the porch before stepping inside.

A WARM WELCOME



The inviting hallway features a gorgeous oak floor with the staircase to your right, brightened by dual aspect windows. A storage cupboard with lighting beneath the stairs eliminates the clutter of coats and boots.

The hallway continues ahead and leads you into a light-filled and pleasant garden room with French windows tempting you out onto the rear terrace.

Next, the stunning sitting room emanating warmth. Imagine relaxing by the exposed brick fireplace, or catching up with friends on a summer evening by opening up the French windows onto the garden to capture the gentle breeze.





Adjacent to here, you will discover a large study fitted with a range of bespoke furniture perfectly positioned by the front-facing window - an excellent spot to work or study from home.

Returning to the hallway, the snug has stripped wooden flooring and an impressive Victorian fireplace. Thanks to a warm and cosy colour scheme and integrated shelving and storage, this characterful room is an elegant retreat with home library potential. Where better to hide away with your favourite novel?





ENTERTAIN IN STYLE

The fabulous country kitchen is the social hub of the home, featuring Mandarin quarry tiles, an exposed brick fireplace and a central island. Fully bespoke and carefully designed to maximise the fantastic amount of space, the kitchen diner offers a tremendous range of oak units to store every kitchen gadget and all the paraphernalia required for a memorable dinner party.

Other highlights include a Rangemaster oven with ceramic hob and overhead extractor, a dining area big enough to house a dresser for displaying your best crockery, and a Butler sink overlooking the courtyard terrace – accessed by a stable door.



A HIDDEN BEAUTY

Beyond, you will discover another hallway enriched by a wrought-iron spiral staircase leading to a delightfully quirky double bedroom with lovely views over the rear garden. A downstairs shower room with WC is also accessible from here, along with useful storage, so the bedroom above is perfect for guests.



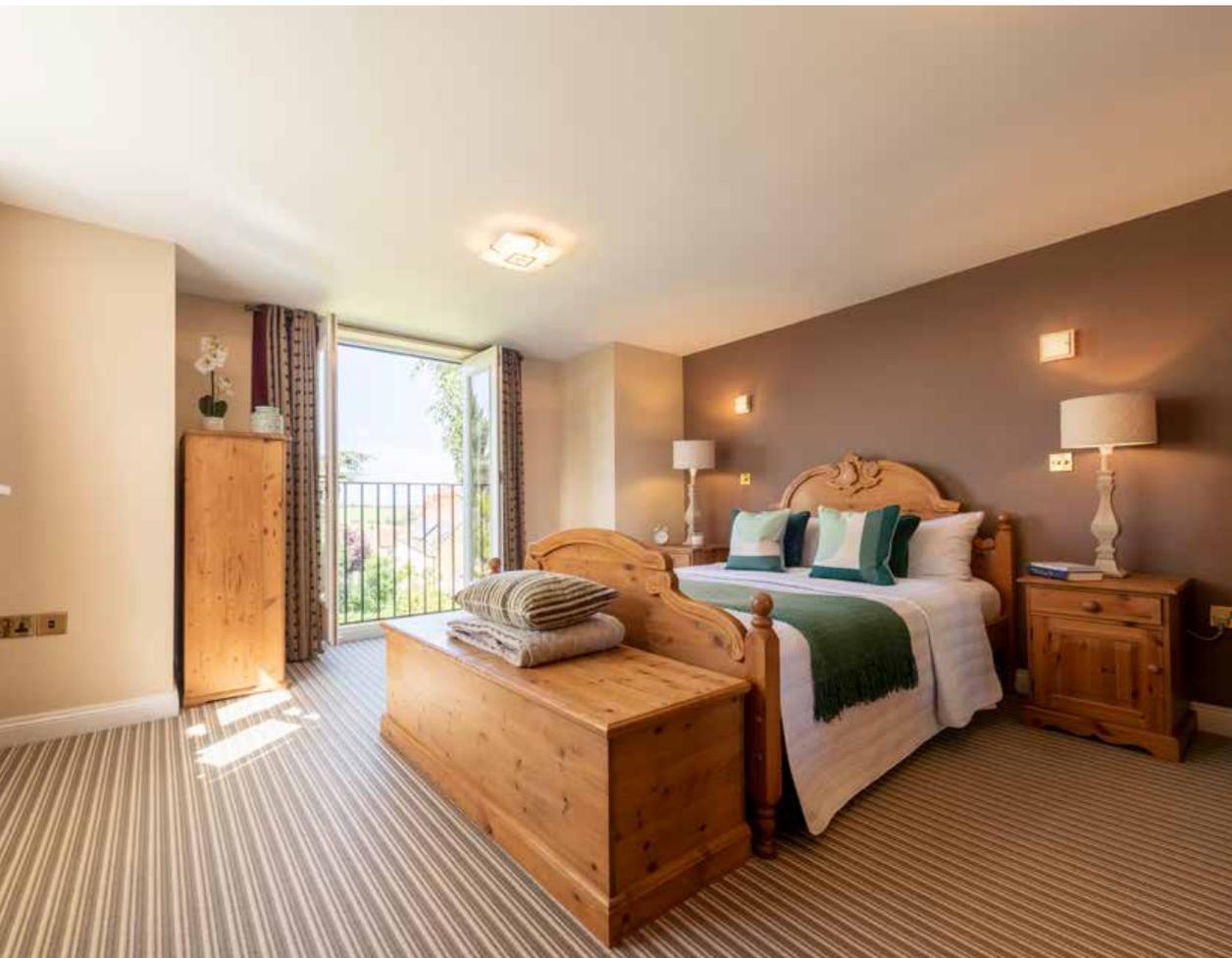
SWEET SLUMBER

Ascending the main stairway, you'll reach the light landing area.

Ahead lie two identically-sized double bedrooms with Victorian feature fireplaces. The front room has a pretty village view from a deep-set window, while the back bedroom overlooks the beautiful rear garden.

A contemporary, tiled family bathroom serves these rooms, offering a shower above the bath, basin and WC.





A ROMANTIC RETREAT

The landing leads to a bright yet intimate principal bedroom suite. As you turn past the integrated double wardrobes, notice the lovely view through to the Juliet balcony. Savour a glass of fizz with a special someone while watching the gently swaying sycamore tree and the Rutland landscape rolling away into the distance...

The generously sized en suite has mosaic-style tiling and a wooden floor, an enclosed shower with a rainfall-style head, a splendid vanity unit and WC. A haven to let go of the day's stresses and strains.



STEP OUTSIDE

Flower borders, shrubs and trees complement the brickwork, stone wall and fencing that enclose the home's serene garden. With an extensive lawn reached by sleeper-edged steps, a sunken alfresco dining area and a patio with a BBQ nook, the garden is ripe for hosting a party or two.

The courtyard terrace provides a private spot to enjoy breakfast or a quiet lunch. You could even set up a little herb garden to work in sync with the vegetable patch, served by a useful greenhouse and timber shed tucked away around the side near the access gate.



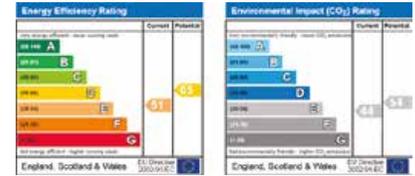
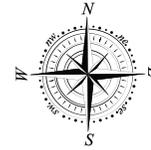


THE FINER DETAILS

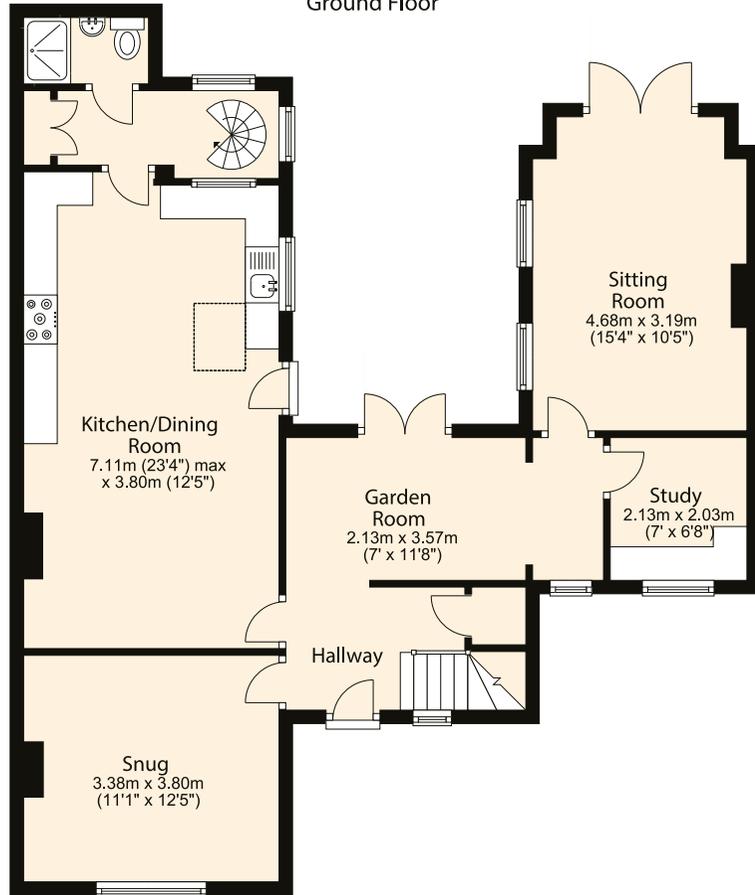
Constructed 1892
 Freehold tenure
 Conservation area
 Rutland County Council, tax band D
 EPC rating E
 Oil central heating, combi boiler

Adjacent property has right of access through rear garden
 Electric car charger by negotiation

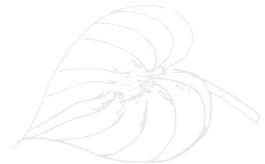
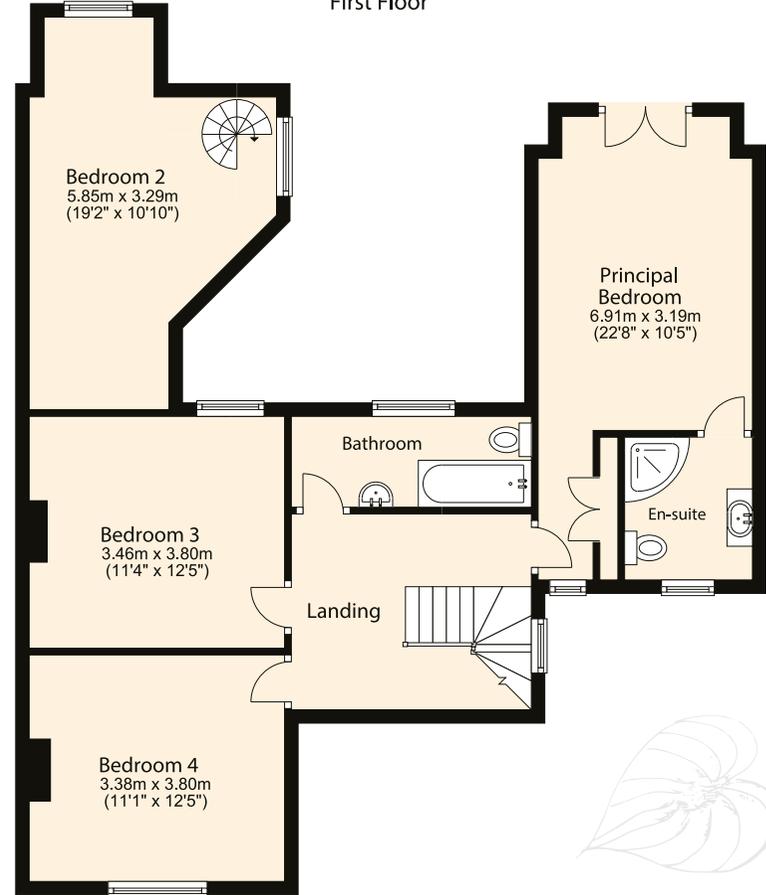
Ground floor: approx. 83.5 sq. metres (898.5 sq. feet)
 First floor: approx. 80.1 sq. metres (862.2 sq. feet)
 Total area: approx. 163.6 sq. metres (1760.7 sq. feet)



Ground Floor



First Floor



Pelham James use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Pelham James has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only.

ON YOUR DOORSTEP

2, Top Street is set in the heart of the village of Wing near St Peter and St Paul Church, yet only four miles from the market town of Uppingham, where you can explore the weekly farmers' market held in the historic square.

Wing Hall Farm and Village Shop supplies delicious home-made treats, local meat and veg. The King's Arms pub is a popular place for the community to congregate and also serves food, so why not pop in to meet your new neighbours?

With so many beautiful walks, cycle routes, bridleways and footpaths all around from energetic hikes to gentle evening strolls, you'll be able to work up your appetite to enjoy the exquisite gastronomical delights the pub, cafes and restaurants Rutland has to offer. Or if you're a keen golfer, Rutland Water, Luffenham Heath and Greetham Valley golf courses are all nearby.

Local state primary and secondary schools can be found in Uppingham, with alternative local independent schools including Uppingham School, Oakham School, Oundle School and Stamford Endowed Schools, all offering co-education with boarding facilities for a range of ages.



LOCAL DISTANCES:

Uppingham:

3.8 miles, 7 minutes

Oakham:

5.3 miles, 10 minutes

Stamford:

11.3 miles, 19 minutes

Peterborough Railway Station:

21.3 miles, 29 minutes

Leicester:

22.4 miles, 39 minutes



2 Top Street, Wing, Rutland LE15 8SE



To view please call the team on
01572 497 070 | team@pelhamjames.co.uk | pelhamjames.co.uk