



**nest**  
ESTATES



**Braunston Road,  
Oakham, LE15 6RU  
£670,000**

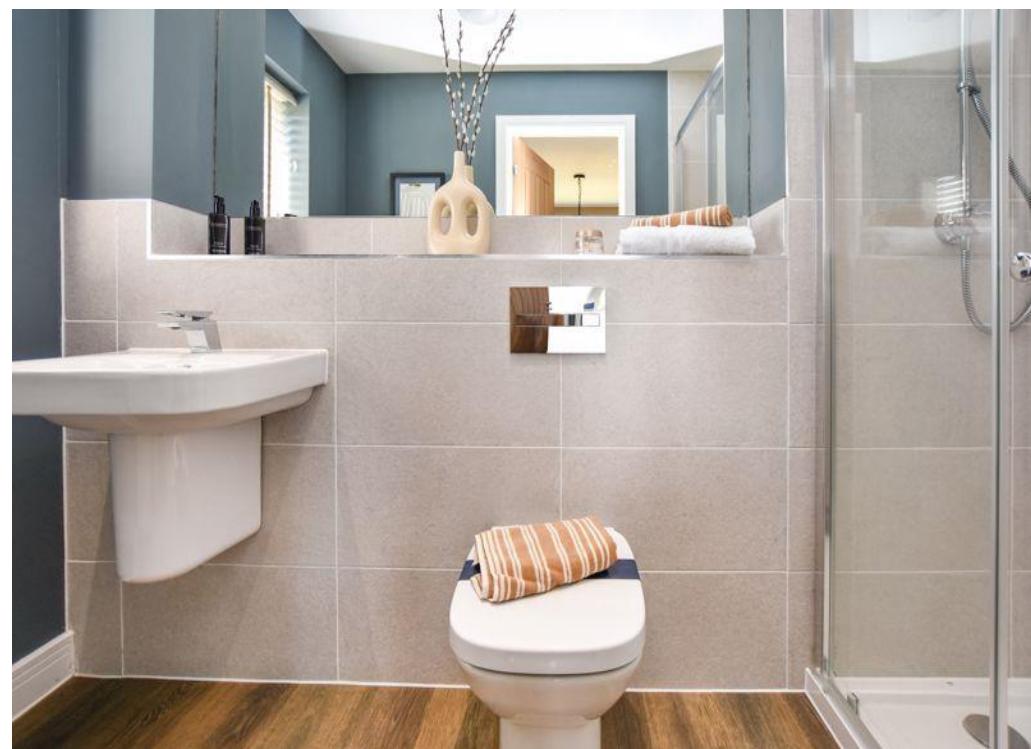
# SUMMARY

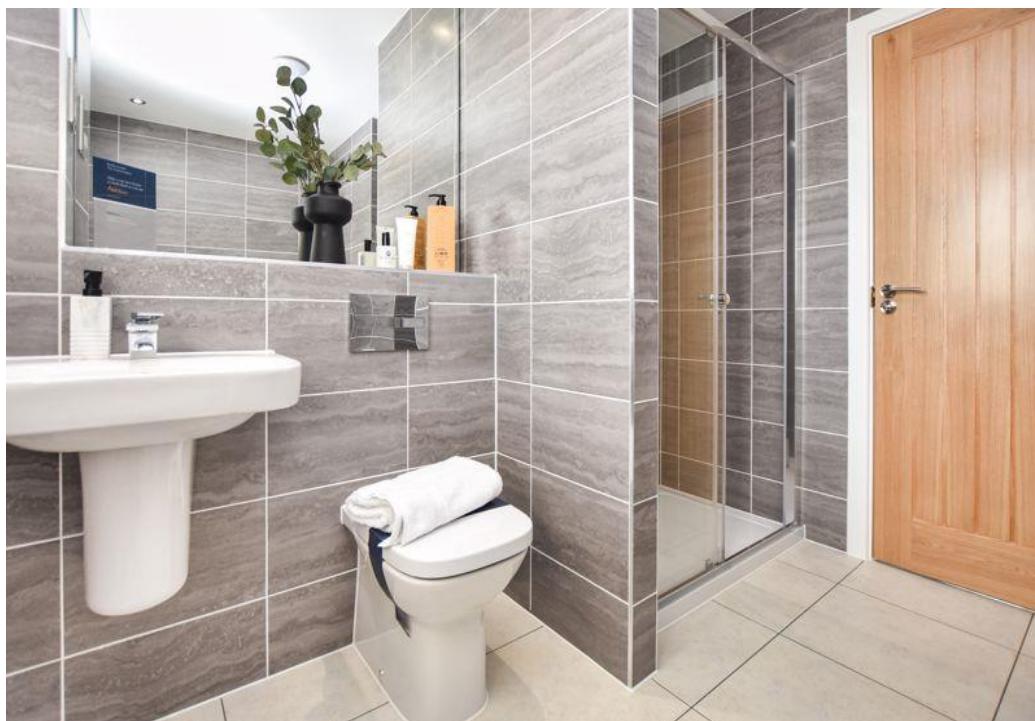
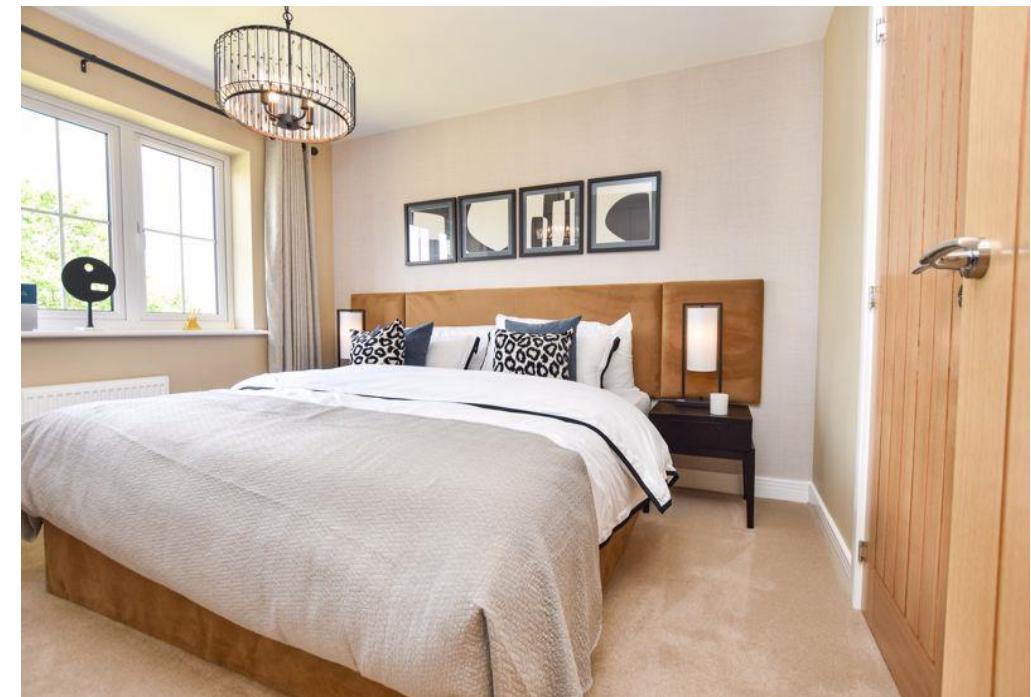
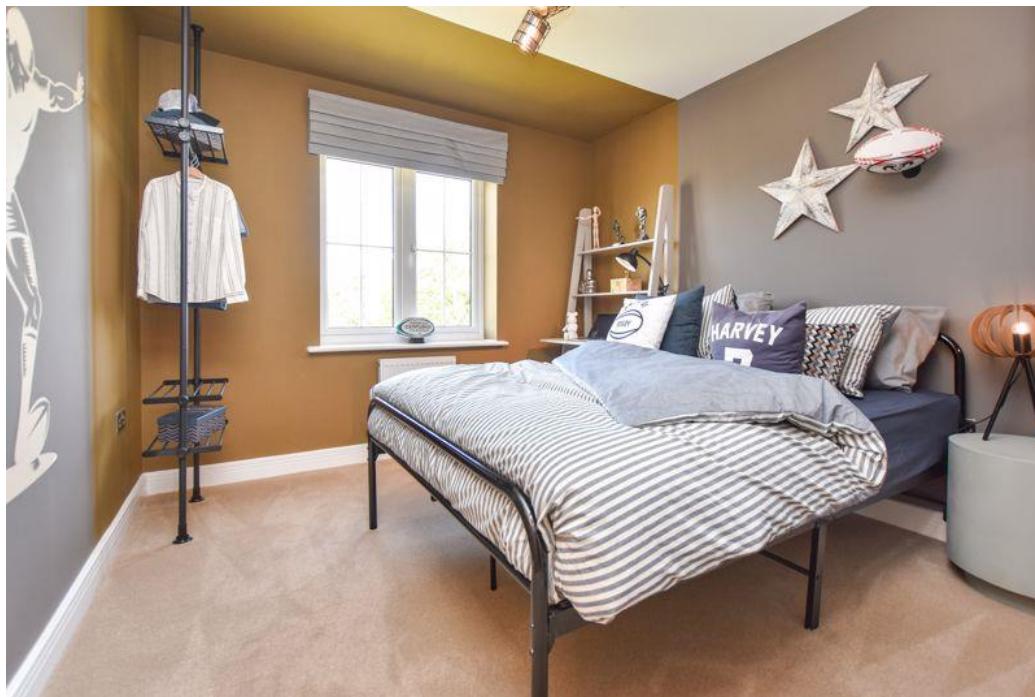
- Five Double Bedroom Detached New Build Home
- Open Plan Kitchen / Dining / Family Room
- Utility Room
- Lounge & Study
- Downstairs WC, Family Bathroom & Two En Suites
- Garage & Off Road Parking
- Enclosed Rear Garden
- 













## Plot 5 – The Watchmaker

5-Bed Detached · 1880 sq. ft. · Freehold

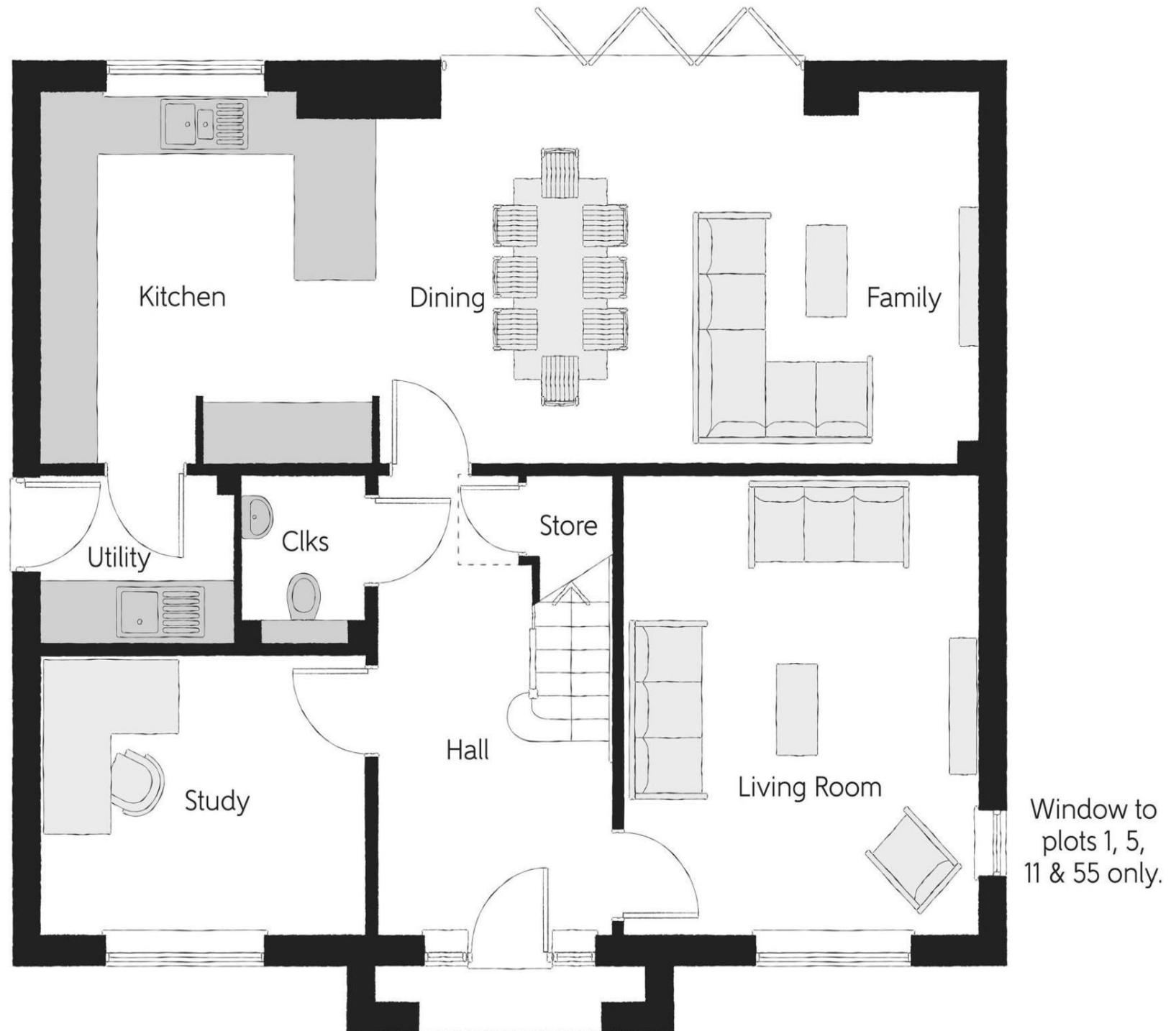
A standout home for modern family living. The Watchmaker is a spacious 5-bedroom detached home with striking curb appeal and a smart layout built for comfort, privacy, and entertaining. Downstairs, a stunning open-plan kitchen/dining/family area spans the width of the house, opening to the garden via sleek bi-fold doors. A separate lounge, study, utility room, cloakroom, and handy storage make everyday life easy. Upstairs, two bedrooms have en-suites – perfect for teens or guests – while three more doubles share a stylish family bathroom with separate bath and shower. Extra storage on the landing adds to the home's practical charm. Key Features: Two en-suite bedrooms Open-plan living with bi-fold garden access Separate lounge & study Utility room & cloakroom

No estate management charge

Annual service charge: £355

Council tax: TBC

About Barleywoods, Oakham A collection of 3–5 bed homes in scenic Rutland, just minutes from Oakham town centre and railway station. Great schools nearby, Rutland Water close by, and easy A1 access – perfect for families and commuters.







**nest**  
ESTATES



8-9 Red Lion Street Stamford Lincolnshire PE9 1PA

01780 238110

[info@nestestates.co.uk](mailto:info@nestestates.co.uk)

[www.nestestates.co.uk](http://www.nestestates.co.uk)