



OTTERS HOLT

OAKHAM ROAD, BRAUNSTON

JAMES
SELICKS



“... MODERN, FIVE-BEDROOM, IRONSTONE VILLAGE HOME ...”

Otters Holt, built and finished to a high specification, is a modern, five-bedroom ironstone village home offering flexible and expansive accommodation complete with a well-established, south-facing garden and sitting in one of the county's most sought-after villages.

Dining Kitchen, Utility Room • Two Reception Rooms, Garden Room • Study, Two Downstairs Cloakroom • Ground Floor Ensuite Bedroom • First Floor Master Suite • Three Further Double Bedrooms • Family Bathroom, Two Ensuities • Double Garage, Off-Road Parking • Mature South-Facing Garden • EER - C •

Accommodation

Enter the property into a large and light entrance hall with stairs rising to the first floor and access to the ground floor accommodation. To the right of the entrance hall is the L-shaped dining kitchen with exposed brickwork and French doors opening out to a timber framed garden room that flows out to the garden.

The kitchen itself has a good range of fitted units with integrated appliances, space for a Range style cooker and a useful pantry cupboard. The utility is accessed from the kitchen offering further storage, space for white goods and a downstairs cloakroom.

Behind the kitchen sitting to the rear of the property is the main living room with windows to two elevations allowing plenty of light, bi-folding doors opening to the patio and a beautiful stone-built fireplace with a wood burner inset.



Accommodation continued...

To the left of the entrance hall, a couple of steps down lead to a further reception room and a ground floor ensuite bedroom. The ground floor is completed by a large study.

To the first floor there are four further double bedrooms, a shower room and two ensuites. The impressive master suite has its own entrance foyer leading to the generous bedroom area, walk in wardrobe and ensuite bathroom comprising a free-standing bath, separate shower, wash hand basin and low flush lavatory. The further three double bedrooms all offer built-in wardrobes, one has an ensuite bathroom and two are served by a separate shower room.

Outside

To the front there is a private driveway offering ample parking and access to the double garage. There is further gated parking to the left-hand side of the property.

To the rear there is a wonderfully private and well-established garden made up of a combination of lawned areas, mature planting and patio areas offering various places to enjoy the property's southern orientation throughout the entirety of the day.

“ ... BUILT AND FINISHED TO A HIGH SPECIFICATION WITH A WELL-ESTABLISHED, SOUTH-FACING GARDEN ... ”





Location

The idyllic village of Braunston is just two miles from the pretty market town of Oakham, the capital of Rutland (the country's smallest county), voted one of the best places to live in England by the Sunday Times. Oakham and the surrounding area benefits from great transport links (Inc. A direct rail link to Kings Cross/St Pancras), excellent public and private schools and stunning countryside (Inc. Rutland water with its extensive range of outdoor pursuits).

Services & Council Tax

The property is offered to the market with all mains services and oil-fired central heating. Council Tax Band G.

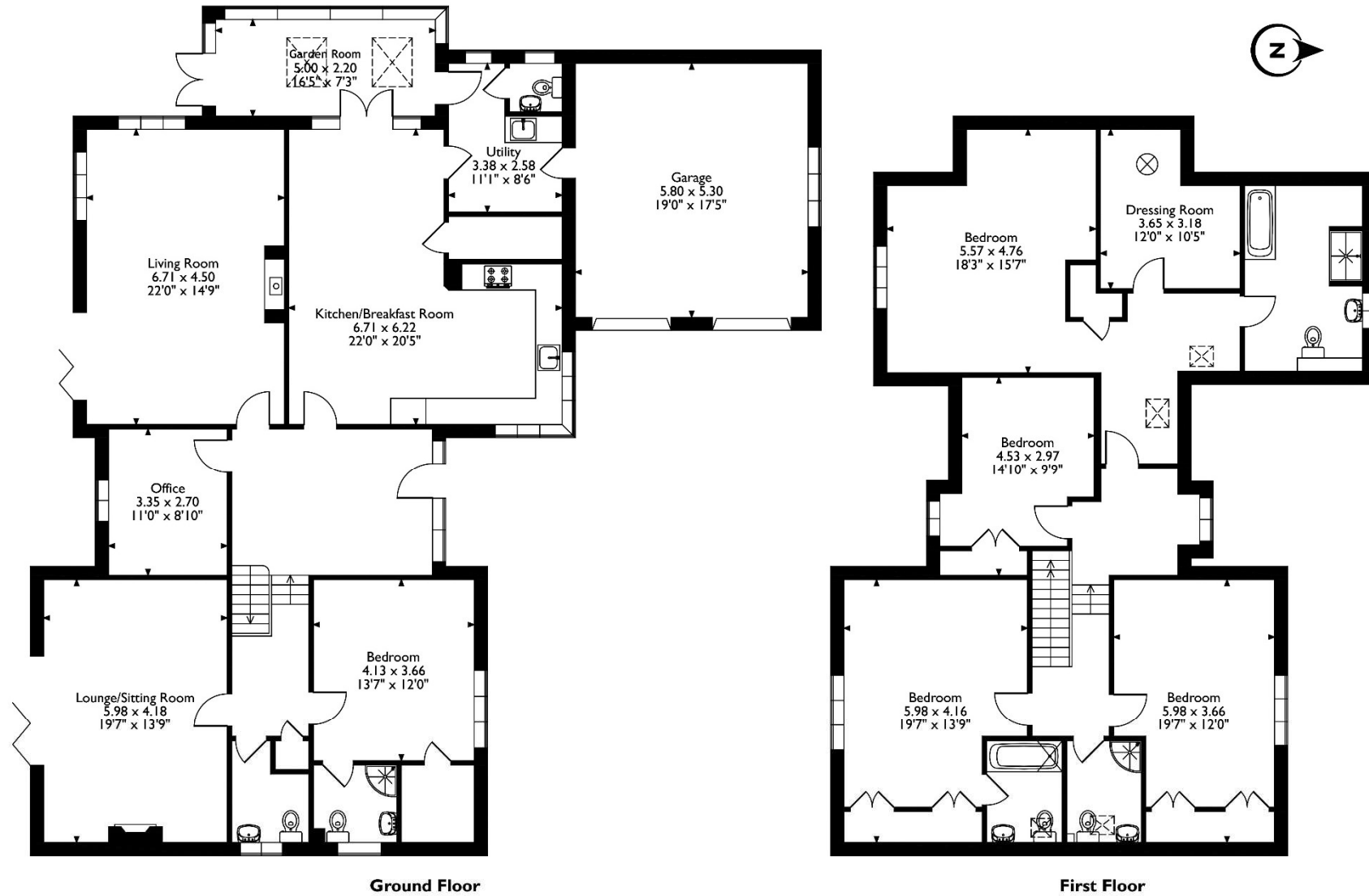
Tenure

Freehold





Otters Holt, Oakham Road, Braunton, Oakham, Rutland LE15 8QY
House Total Approx. Gross Internal Floor Area excl. Garage = 3692 ft² / 343 m²
Measurements are approximate, not to scale, illustrative purposes only.



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



JAMES SELICKS

Oakham Office
 6-8 Market Place
 Oakham
 Rutland
 LE15 6DT
 01572 724 437
 oakham@jamesselicks.com

Market Harborough Office
 01858 410 008
Leicester Office
 0116 285 4554

www.jamesselicks.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.