



MEADOW EDGE
BURLEY ROAD, LANGHAM

JAMES
SELLICKS



“... FOUR-BEDROOM FAMILY HOME ...”

Built in 2021, Meadow Edge is a beautifully-finished, four-bedroom family home offering spacious and free-flowing accommodation with off-road parking, garaging and countryside views to the front, set in a generous plot of half an acre at the edge of the popular village of Langham.

Open Plan Dining Kitchen • Two Reception Rooms, Study • Utility Room, Downstairs Cloakroom • Four Double Bedrooms • Family Bathroom, Two Ensuites • South-Facing Garden, 0.5 Acre Plot • Private Driveway, Single Garage • Countryside Views • Edge of Village Location • EER - C

Ground Floor

A spacious entrance hall with parquet flooring provides access to the ground floor accommodation comprising an open plan dining kitchen, two reception rooms, study, utility room and downstairs cloakroom.

The two reception rooms sit to either side of the hallway, to the left a dual aspect room complete with a log burning stove and bi-folding doors opening out to the garden. To the right is another well-proportioned room with a double-sided brick-built fireplace separating it from the open plan dining kitchen.

The dual-aspect open plan dining kitchen has a comprehensive range of shaker units featuring a central island, integrated appliances, and bi-fold doors that open out to the patio. Adjacent to the kitchen is a utility room providing further storage, a secondary sink, space for white goods and a WC. The ground floor is completed by a useful study.



First Floor

The first floor provides four generously sized double bedrooms. Three of these are accessed from the main staircase, including the luxurious master suite that boasts an entirely glazed elevation, allowing plenty of natural light to flood in and providing views of the garden plus an ensuite shower room. The two further bedrooms are served by a family bathroom comprising a free-standing bath, walk-in shower, wash hand basin, low flush lavatory and heated towel rail.

The fourth bedroom is uniquely accessed via a hallway off the kitchen, offering additional privacy and flexibility and is complete with its own ensuite shower room.

Outside

Externally, the property sits on a plot of approximately half an acre with a substantial, south-facing garden and countryside views to the front. There is a large, gravelled driveway, providing ample off-road parking and access to the attached single garage. The garden itself is a true highlight, featuring a patio off the dining kitchen creating that sought-after indoor-outdoor living. There are mature trees and hedging on all sides offering a wonderful degree of privacy. Additionally, there is an AstroTurf football pitch ensuring fun for the kids!

This exceptional home combines the tranquility of rural living with easy access to local amenities. Don't miss the opportunity to make this amazing property your own.

“... SOUTH-FACING GARDEN AND
COUNTRYSIDE VIEWS ...”



Location

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.

Services & Council Tax

The property is offered to the market with all mains water and electricity, private drainage, and oil-fired central heating.

Rutland County Council – Tax Band D

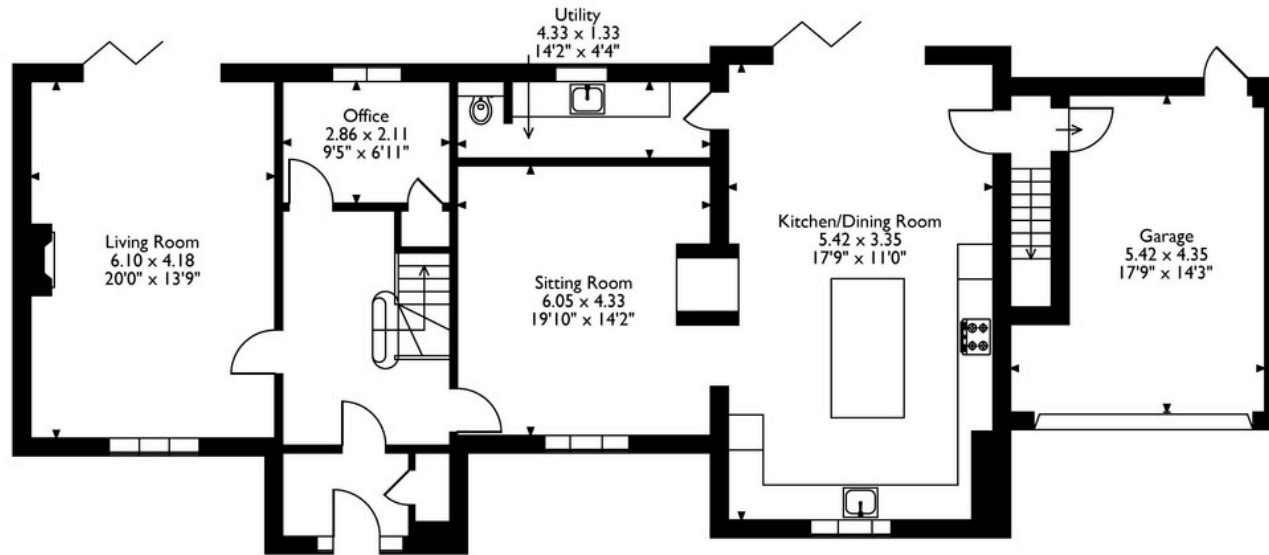
Tenure

Freehold

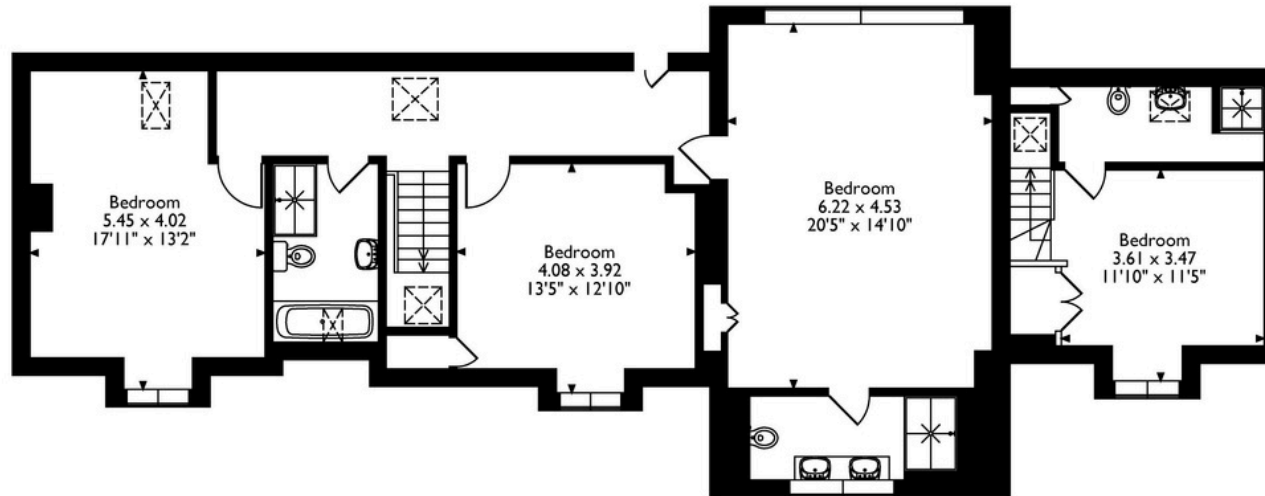




Meadow Edge, Burley Road, Langham, Oakham, Rutland LE15 7HZ
House Total Approx. Gross Internal Floor Area incl. Garage = 2734 ft² / 254 m²
Measurements are approximate, not to scale, for illustrative purposes only.



Ground Floor



First Floor



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Notice

- James Sellicks for themselves and for the Vendors whose agent they are, give notice that:
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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.