



BROOKE ROAD
OAKHAM, RUTLAND

JAMES
SELICKS



White upper wall cabinets with a glossy finish, mounted above the countertop area on the left side of the kitchen.

A kitchen island with a white base and a dark countertop. It features three drawers on the front and two silver bar stools tucked underneath. A teal bowl filled with fruit sits on the countertop.

A light-colored wooden door with a brass handle, partially open, leading to another room.

White L-shaped wall cabinets surrounding the kitchen area. They house a built-in oven and a second oven below it. A stainless steel range hood is mounted above the countertop.

A second kitchen island with a white base and a dark countertop, extending from the right side of the kitchen.

A doorway with a wooden frame leading to another room with yellow walls and a white bench.

A floor made of large, dark, irregular stone tiles.

A white ceiling with several recessed circular lights.

“... FIVE-BEDROOM FAMILY HOME ...”

An attractive five-bedroom, double-fronted family home offering spacious and flexible accommodation including an attached one-bedroom annexe, sitting on a generous plot with a well-established garden, countryside views to the front, all situated within walking distance of Oakham town centre.

Dining Kitchen • Two Reception Rooms, Study • Utility Room • One-Bedroom Annexe • Five Bedrooms • Three Bath/Shower Rooms • Double Garage, Off-Road Parking • Countryside Views • Walking Distance to Town Centre • EER - TBC

Ground Floor

The ground floor in brief consists of a dining kitchen, two reception rooms, a study, utility room and a ground floor bathroom. A spacious porch gives way to the main entrance hall that has stairs rising to the first floor and the two main reception rooms sitting to either side. To the front of the property is the dining room with original wooden floors and a large bay window. To the rear is the main living room, a well-proportioned room with a feature fireplace and a bay window with a French door opening out to the patio and garden beyond.

The dining kitchen sits at the centre of the property offering a comprehensive range of modern units with a variety of integrated appliances and a breakfast bar. The dining kitchen gives way to a further reception room/study, the ground floor bathroom and the utility. The large utility room provides ample space for storage and white goods and has a door opening out to the rear of the property.

Beyond the utility room is the spacious one-bedroom annexe, complete with a large double bedroom, shower room, open plan living kitchen and a conservatory opening out to the rear garden, ideal for multi-generational living.



First Floor

To the first floor there are five bedrooms, four large doubles and a single served by two bathrooms. The impressive master bedroom suite is approximately 450 ft² with a well-appointed shower room, dressing area with ample built-in storage and a wonderful window seat to enjoy the countryside views. The further four bedrooms are served by the main shower room comprising a corner shower, wash hand basin, low flush lavatory and heated towel rail.

Outside

The property is located on a spacious plot on the outskirts of Oakham town, offering far-reaching views of the countryside from the front. The property features a horseshoe driveway with two wrought-iron double gates providing an entrance and an exit. The driveway provides ample off-road parking and access to the double garage with up and over doors and a pedestrian access from the garden side.

To the rear of the property the garden is beautifully landscaped with a combination of soft planting and seating areas. The outdoor space is mainly laid to lawn with a multitude of mature shrubs, flowers and specimen trees creating year-round interest. A large patio extends from the property's living accommodation and can be accessed from both the main house and the annex.

This fantastically flexible home is situated in an edge-of-town location offering stunning countryside views. The versatile layout, mature garden, convenient town access, and adaptable living spaces creates a unique opportunity for those seeking a home that caters to a variety of lifestyle needs.

“... FAR-REACHING VIEWS OF THE
COUNTRYSIDE ...”

ANNEXE



Location

Oakham is an attractive and historic market town with a full range of shops and other facilities. There are excellent primary and secondary schools with independent schools in the area at Oakham, Stamford and Uppingham. The town is conveniently located for ease of access to major centres such as Leicester, Peterborough, Corby, and Kettering. These 4 centres all have main line train services and the ability of reaching London within the hour.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.

Rutland County Council **Main House**-Tax Band F **Annexe**-Tax Band A

Tenure

Freehold

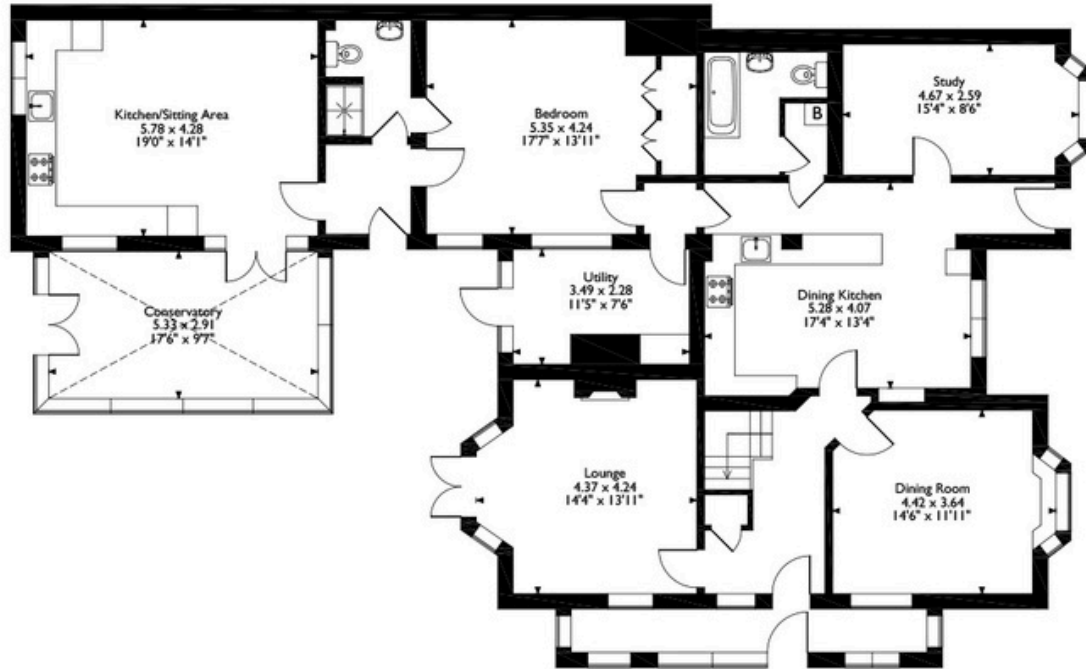




199 Brooke Road, Oakham, Rutland LE15 6HQ

House Total Approx. Gross Internal Floor Area incl. Garage = 3736 ft² / 347 m²

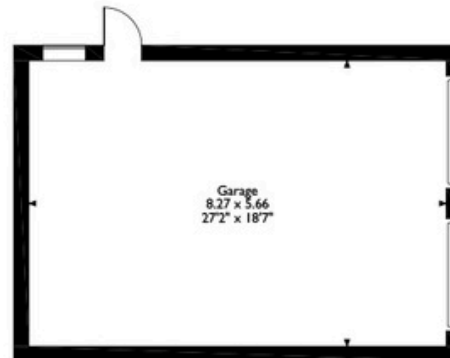
Measurements are approximate, not to scale, for illustrative purposes only.



Ground Floor



First Floor



Garage
8.22 x 5.66
272" x 187"



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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.