



HANBURY GARDENS
BRAUNSTON, RUTLAND

JAMES
SELICKS



“... FIVE-BEDROOM FAMILY HOME ...”

A five-bedroom family home with spacious, free-flowing accommodation with a south-east facing garden and wonderful countryside views, sitting on the edge of the popular village of Braunston.

Dining Kitchen • Two Reception Rooms • Utility Room, Downstairs Cloakroom • Five Bedrooms • Family Bathroom, Two Ensuites • Off-Road Parking, Double Garage • South-East Facing Garden • Countryside Views • Village Location • EER - TBC

Ground Floor

A spacious entrance hall sits central to the property with a large storage cupboard, access to the downstairs cloakroom and a staircase rising to the first floor. To the right-hand side there are two well-proportioned reception rooms.

The living room has a large bay window, a feature fireplace housing a gas fire and double doors flowing through to the dining room. The dining room sits to the rear of the property with sliding doors out to the patio and garden plus a door opening into the dining kitchen.

The dining kitchen is generously sized, spanning to approximately 27 ft. with another set of sliding doors opening out to the patio and garden. The kitchen area has a good range of fitted units with a variety of integrated appliances and the dining area has ample space for soft seating and dining furniture. The utility room sits adjacent, providing further storage, space for white goods and a door out to the side of the property.



First Floor

To the first floor there are five double bedrooms, four of which benefit from built-in wardrobes with the fifth providing ample space for free-standing furniture. The bedroom accommodation is served by three bathrooms, the two larger bedrooms complemented by ensuite shower rooms and the remaining three served by a large family bathroom. The family bathroom comprises a panelled bath, separate shower, wash hand basin and low flush lavatory.

Outside

Externally the property has ample frontage including off-road parking, a front lawn and an attached double garage with up and over doors. A pedestrian access to the left-hand side of the property gives way to the south-east facing rear garden.

The rear garden is incredibly private with fencing and mature hedging and foliage on all sides with lovely countryside views beyond. The garden is mainly laid to lawn with a large patio sitting adjacent to the living accommodation, creating a brilliant space for outdoor entertaining.



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

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.

Rutland County Council – Tax Band G

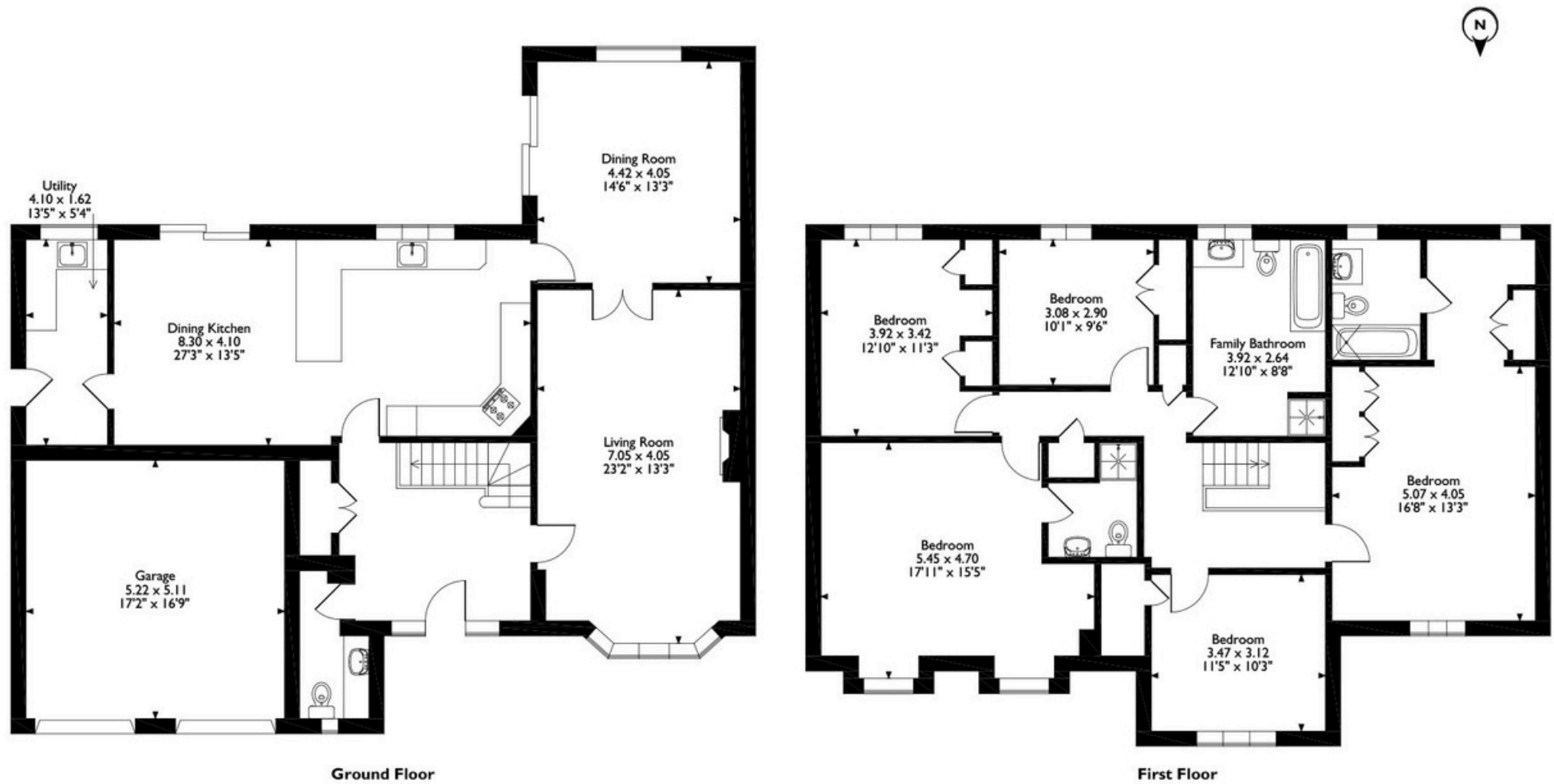
Tenure

Freehold





5 Hanbury Gardens, Braunston, Oakham, Rutland LE15 8QN
House Total Approx. Gross Internal Floor Area incl. Garage = 2745 ft² / 255 m²
Measurements are approximate, not to scale, for 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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		53 E
21-38	F	33 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.