



BUTTERCROSS HOUSE

CHURCH PASSAGE, OAKHAM



JAMES
SELICKS
LISTED BUILDINGS



“... PERIOD HOME IN THE HEART OF OAKHAM TOWN CENTRE ...”

Buttercross House, originally built in the 1700s offers extensive accommodation with four bedrooms and a walled courtyard garden. The current owners have sympathetically restored the property whilst retaining its original character throughout, and offer a rare opportunity to purchase a unique, Grade II listed period home in the heart of Oakham town centre.

Breakfast Kitchen & Pantry • Five Reception Rooms • Utility Room, Two Cloakrooms • Four Double Bedrooms • Two Shower Rooms • One Ensuite Bathroom • Private Walled Courtyard • Town Centre Location • On-Street Parking • Grade II Listed •

Accommodation

The house has extensive accommodation arranged over four floors with well-proportioned reception rooms and four bedrooms. The property has been sympathetically and extensively renovated and restored by the current owners, creating a beautiful home for modern living whilst retaining its original character through the exposed beams, brick, stone, and other historic features of its time.

The entrance to the property is on Church Passage stepping into a lobby, up a few steps to the ground floor level. The ground floor consists of two spacious reception rooms, both with high ceilings, feature fireplaces and floor to ceiling windows looking out to the front.

The reception room to the left features an original staircase rising to the first floor and a timber floor that continues through an inner hall and into the breakfast kitchen at the rear. The kitchen itself has a good range of fitted Shaker style units with integrated appliances. A pantry provides further storage and housing for the boiler and hot water tank.



Accommodation continued...

Stairs from the inner hall lead down to the lower ground floor level, this has beautiful limestone flooring throughout and crittall style doors opening out to the walled courtyard garden. The lower ground floor provides two further reception rooms, one used as a dining room and the other as a cinema room. There is a spacious laundry room, a shower room, and a useful storage room.

The first and second floors comprise four double bedrooms, two bathrooms and a further reception room. Stairs rise from the ground floor up to a reception room that provides access to two of the bedrooms, one being the master bedroom which is complemented by an ensuite bathroom. Another set of stairs rise to the second floor where there are two further double bedrooms and a shower room. Both the reception room and the master bedroom on the first-floor feature distinctive box bay windows looking out to the front and allowing plenty of light.

Outside

The walled courtyard garden has been well-designed to utilise the available space. It is accessed through crittall style doors from the lower ground floor level. A tiled area offers a delightful space for outdoor entertaining and an undercover seating area.

“... CREATING A BEAUTIFUL HOME FOR
MODERN LIVING WHILST RETAINING
ITS ORIGINAL CHARACTER ...”





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. Council Tax Band B.

Tenure

Freehold

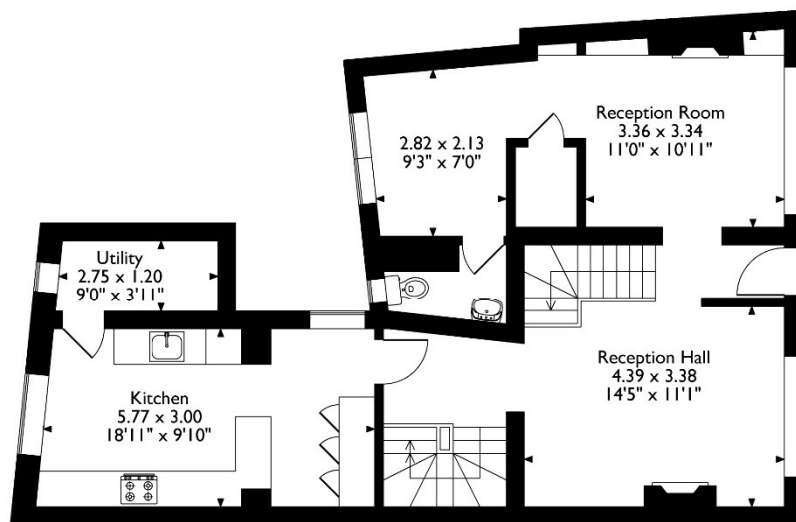




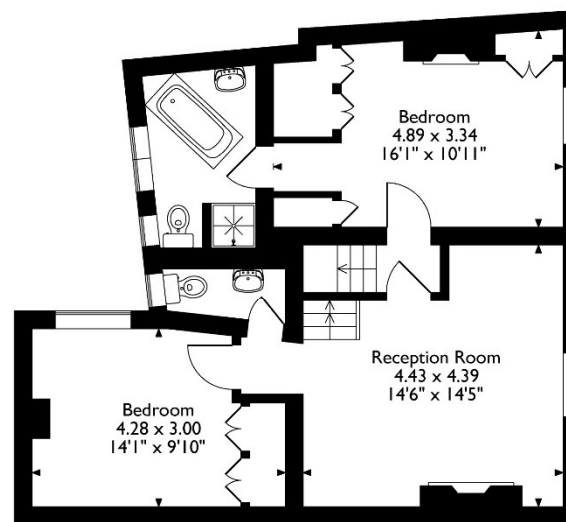
Buttercross House, 2 Church Passage, Oakham, Rutland LE15 6DR

House Total Approx. Gross Internal Floor Area = **2552 ft² / 237 m²**

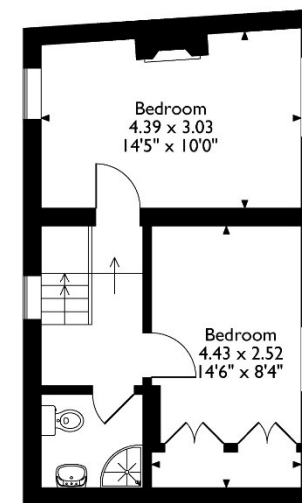
Measurements are approximate, not to scale, illustrative purposes only.



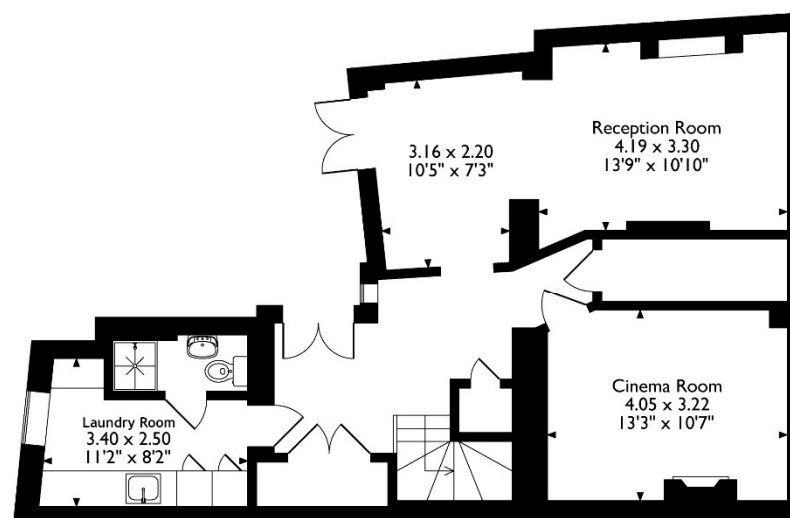
Ground Floor



First Floor



Second Floor



Lower Ground Floor



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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.