



HIGH STREET
BRAUNSTON, RUTLAND

JAMES
SELICKS



“... 4,400 FT² INDIVIDUALLY DESIGNED MODERN FAMILY HOME ...”

Nestled in the highly sought after conservation village of Braunston this substantial, light & airy, family house, designed for entertaining, was built in 2011 by the current owners. At 4,400 ft², the property offers significant flexibility of use, whether for home business use, multi-generational living, or spacious family accommodation, and enjoys a tranquil elevated position offering views over village and surrounding countryside.

Breakfast Kitchen • Four Reception Rooms • Gym, Study • Utility Room, Downstairs
Cloakroom • Four Double Ensuite Bedrooms • Double Garage, Significant Off-Road Parking
• Well Established Gardens • Sought-After Village Location • EPC - C •

Upper Ground Floor

Set over three floors—lower ground, upper ground, and first—the property offers an exceptional blend of space, significant flexibility of use, and modern comfort. The property includes a heat recovery ventilation system, underfloor heating on the upper ground and first floor and wired internet outlets throughout.

With level threshold access, the main entrance is located on the upper ground floor, leading into a spacious central hallway that sets the tone for the home's generous proportions. The upper ground floor features a large, well-appointed breakfast kitchen, four expansive reception rooms, a home office, and a utility room. Positioned to the centre / rear of the house, the kitchen and main living room form the heart of the home. The kitchen boasts an extensive range of hand-built fitted units, a central island topped with high-quality granite worktops, and integrated appliances, with space for both a range-style cooker and an American-style fridge freezer. French doors open onto a patio, seamlessly connecting indoor and outdoor living. A door leads into the utility room, which offers additional storage, a walk-in pantry, and direct access to the rear garden. The main living room, accessed through glazed double doors from the kitchen, is bright and inviting, featuring a modern feature electric fireplace, windows on two elevations and French doors that open onto the garden.

Flanking the entrance hall are two additional reception rooms: currently used as a formal dining room, accessible from both the kitchen and hallway, and a snug with triple-aspect windows and a charming feature fireplace housing a log burner. A further large reception room, with a striking vaulted ceiling, sits above the garage at the front of the property, currently used as a games room but could be utilised in a variety of ways, including multi-generational living or a ground floor bedroom. Completing the upper ground floor are a home office and a downstairs cloakroom.





First Floor

The first floor is accessed via a bright and spacious landing, leading to four generously proportioned double bedrooms, all benefiting from dual-aspect windows, en-suite bathrooms, and built-in storage. The principal suite, enjoying views over Braunston and the surrounding countryside, features a large ensuite with both a bath and separate shower and a walk-in wardrobe.

Lower Ground Floor

The lower ground floor enhances the home's versatility, featuring a central lobby, a gym with double doors opening to the driveway, a large storeroom/utility, and an oversized double garage with an electric up-and-over door. With both internal and independent external access, this space offers excellent flexibility—whether for dedicated home business use, an additional bedroom, or, when combined with the reception room and study above the garage, the potential to create a fully equipped, self-contained two-storey annexe.

Outside

The property is approached via a sweeping driveway, offering ample parking on both a gravelled area in front of the garage and a tarmac space to the side. The beautifully landscaped and well-established garden wraps around the side and rear of the house, predominantly laid to lawn and enhanced by established borders and pathways leading to thoughtfully positioned patio areas, designed for al fresco dining and to capture the sun throughout the day. A standout feature is the elevated patio at the top of the garden, overlooking the pond—an idyllic spot to enjoy the morning and afternoon sun.

This exceptional village home is presented to the market with the agent's highest recommendation for an internal viewing, as it must be seen to be fully appreciated.

“... BEAUTIFULLY LANDSCAPED AND
WELL-ESTABLISHED GARDEN ...”



Location

Braunston-in-Rutland, an idyllic historic village in England's smallest county, lies just two miles from Oakham, Rutland's capital, which was voted one of the best places to live by The Sunday Times. Braunston boasts landmarks like the 17th-century thatched Blue Ball Inn—Rutland's oldest pub— and All Saints Church, featuring medieval wall paintings and a mysterious pre-Christian stone figure. The village has a vibrant community with an active village hall and playground. Nearby Oakham offers excellent transport links, including a direct rail connection to Kings Cross/St Pancras, top public and private schools, and access to stunning countryside, including Rutland Water with its extensive outdoor pursuits.

Services & Council Tax

The property is equipped with all mains services and oil-fired central heating, complemented by underfloor heating throughout the upper ground floor and all bedrooms, as well as a heat recovery ventilation system for enhanced comfort and efficiency.

Rutland County Council – Tax Band G

Tenure

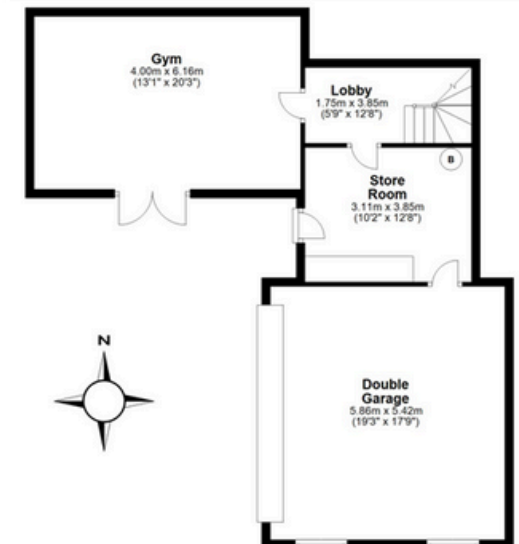
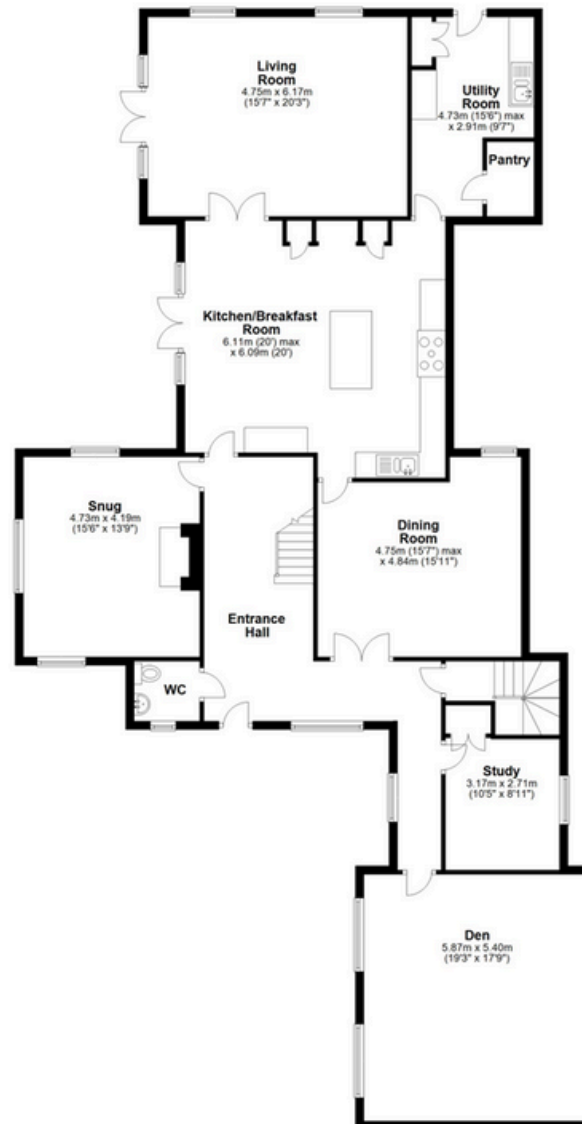
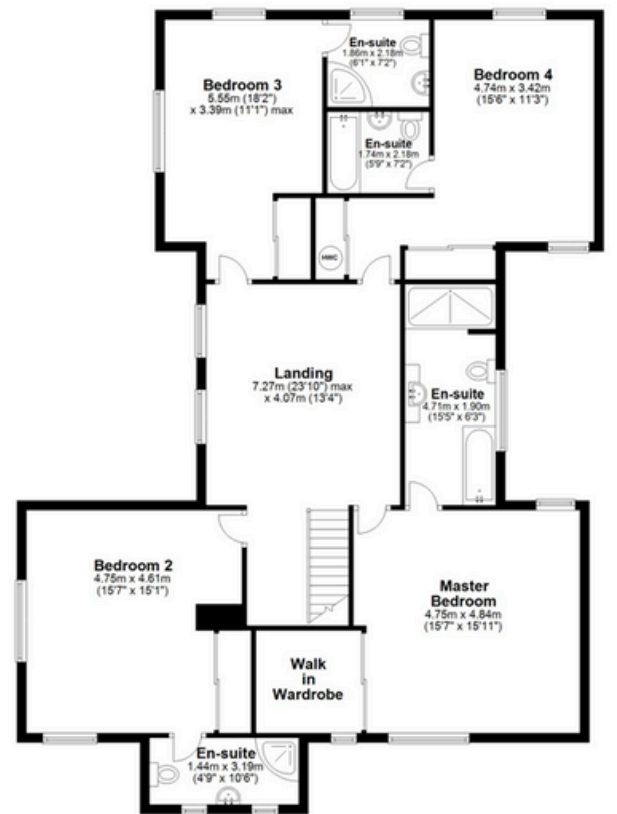
Freehold



6 High Street, Braunston, Oakham, Rutland LE15 8QU

House Total Approx. Gross Internal Floor Area = **4426 ft² / 411 m²**

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





**JAMES
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	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.

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