



PLOT 1

SAXON GRANGE, BARLEYTHORPE

JAMES
SELICKS



“... A DISTINGUISHED FIVE-BEDROOM STONE-BUILT RESIDENCE ...”

A distinguished five-bedroom residence, constructed from beautiful locally quarried stone and crafted to a high specification and featuring generous open-plan living spaces, private gardens, off-road parking and garaging, within a select development in the old Barleythorpe village.

Open Plan Living Kitchen • One Reception Room • Study • Utility/Boot Room, Downstairs Cloakroom • Five Double Bedrooms • Family Bathroom, Two Ensuites • Private Driveway, Double Garage • West Facing Garden • Village Location •

Accommodation

The spacious ground floor will open into a welcoming entrance hall leading to a generous open-plan living kitchen. Designed by Intone Design of Oundle, this bespoke kitchen will be complete with a walk-in pantry and ample space for both everyday living and entertaining. The expansive layout will feature two sets of bi-folding doors opening out to the gardens, flooding the interior with natural light and seamlessly connecting indoors and out. From the kitchen, double doors will lead into the main reception room, which will also enjoy its own access to the garden through a further set of bi-folding doors. Together, these areas will create an exceptional and sociable living environment — perfectly suited to modern family life. Practicality has also been carefully considered, with a large utility and boot room providing access to the integral garage, along with a useful study ideal for home working. A convenient cloakroom completes the ground floor.

Upstairs, the first floor will provide five generously proportioned double bedrooms. The primary bedroom suite is particularly impressive, extending to approximately 580 sq. ft, and will include a spacious bedroom area, dressing room/walk-in wardrobe, and an ensuite bathroom. Bedrooms two and three will share a Jack and Jill ensuite shower room, while bedrooms four and five will be served by a family bathroom.

This exceptional home promises a perfect balance of luxury, functionality, and energy efficiency, designed to meet the demands of modern living while providing all the warmth and character expected of a high-quality stone-built home.

Outside

To the front of the property, a gate opens onto a large private driveway with ample off-road parking and direct access to the triple garage. The house sits on a generously sized plot within a private gated community of just six homes. Pedestrian access on both sides leads to the large rear garden.

Location

Barleythorpe is a growing village on the edge of Oakham in Rutland, blending historic charm with modern convenience. It features heritage buildings like Barleythorpe Hall and enjoys excellent access to amenities in nearby Oakham. The area offers outstanding schooling, including top-rated state and independent options such as Oakham and Uppingham Schools. Just a short drive away, Rutland Water provides opportunities for sailing, walking, cycling, and wildlife watching. With good transport links and a strong local community, Barleythorpe is ideal for families and commuters.

Tenure

Freehold



Plot 1 Saxon Grange, Main Road, Barleythorpe, Oakham, Rutland
House Total Apprx. Gross Internal Floor Area incl. Garage = **3612 ft² / 336 m²**
Measurements are approximate, not to scale, for illustrative purposes only.



**** This floor plan is for illustrative purposes only and may be subject to modifications during the construction process.**

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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.