



PLOT 2

SAXON GRANGE, BARLEYTHORPE

JAMES
SELICKS



“... AN ELEGANT FIVE-BEDROOM RESIDENCE ...”

An elegant five-bedroom residence, constructed in brick with cladding and finished to a high specification, offering spacious open-plan living areas, private gardens, off-road parking, and garaging, set within a select development in the old Barleythorpe village.

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

Accommodation

The spacious ground floor opens into a welcoming entrance hall, leading to a generous open-plan living kitchen with a walk-in pantry. Designed for both everyday living and entertaining, this expansive space features bi-folding doors that open onto the garden, flooding the interior with natural light and creating a seamless connection between indoors and out. From the kitchen, a door leads to the main reception room, which also enjoys direct garden access through another set of bi-folding doors. Together, these areas form an exceptional, sociable living environment perfectly suited to modern family life. Practicality has been carefully considered, with a large utility/boot room providing access to the integral garage, a useful study ideal for home working, and a cloakroom completing the ground floor.

Upstairs, the first floor offers four generously proportioned double bedrooms. The primary bedroom suite is particularly impressive, extending to approximately 350 sq. ft., and includes a spacious bedroom area, a dressing room/walk-in wardrobe, and an ensuite bathroom. One further bedroom benefits from an ensuite shower room, while the remaining two bedrooms share a family bathroom.

This exceptional home strikes the perfect balance between luxury, functionality, and energy efficiency, thoughtfully designed to meet the demands of modern living while providing the warmth and character expected of a high-quality family 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

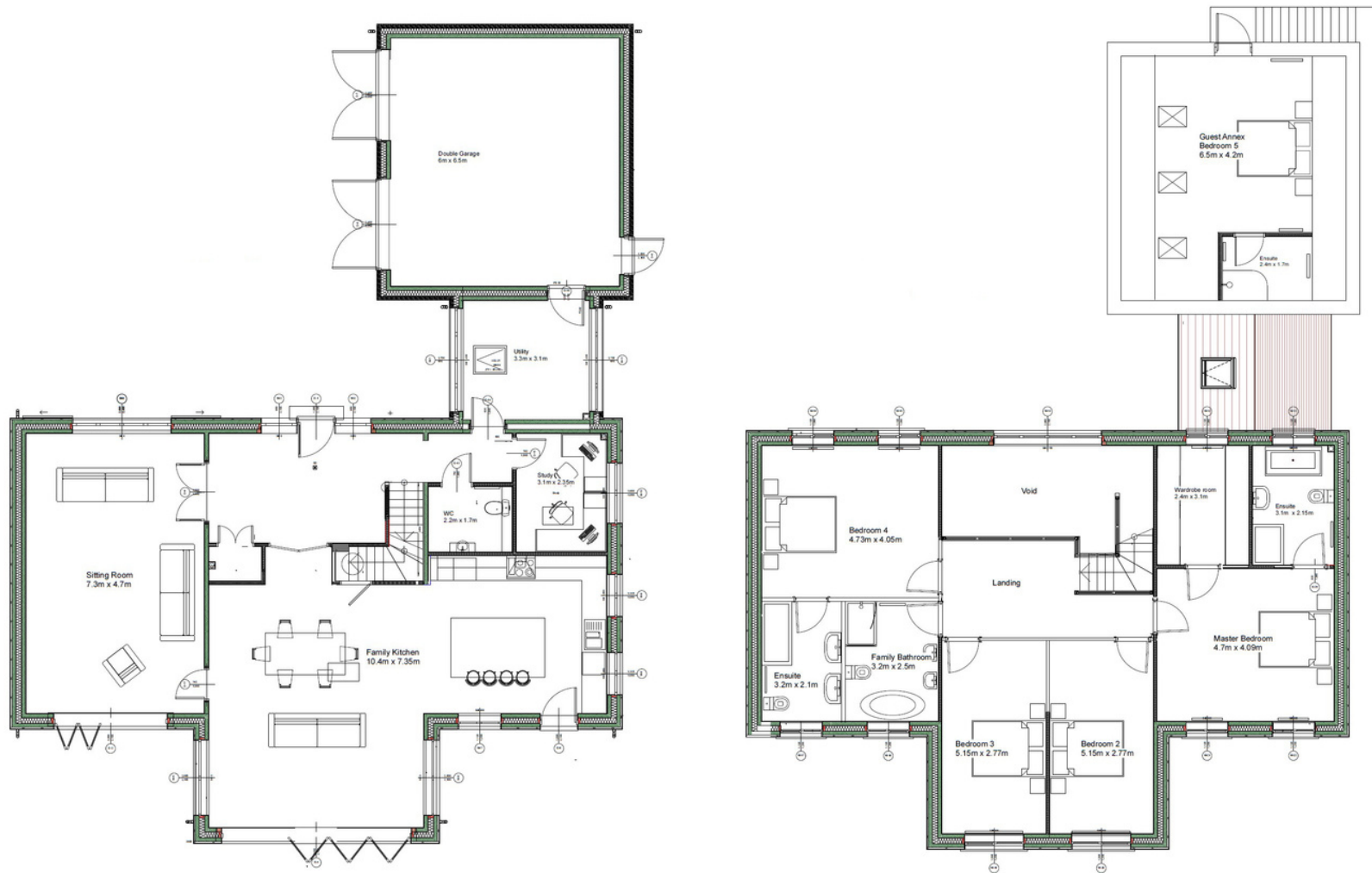
Barleythorpe is a growing village on the edge of Oakham in Rutland, blending historic charm with modern convenience. It features heritage buildings like Barleythorpe Hall and enjoys excellent access to amenities in nearby Oakham. The area offers outstanding schooling, including top-rated state and independent 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 2 Saxon Grange, Main Road, Barleythorpe, Oakham, Rutland
House Total Apprx. Gross Internal Floor Area incl. Garage = **3505 ft² / 326 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.**

Heating & Energy

- Underfloor heating throughout the ground floor
- Air Source Heat Pump for energy-efficient heating and hot water

Electrical & Networking

- Category 6 data cabling throughout, providing high-speed connectivity
- Electric garage doors with remote control operation
- Communal electric gates at the entrance to the development

Interior Finishes

- Bespoke kitchens by local designer, InTone Design of Oundle with Bosch appliances
- Engineered Oak flooring to hallway, kitchen, and family room
- High-quality carpet fitted throughout the remaining rooms
- Oak-framed staircases
- Solid wooden internal doors
- Porcelanosa sanitary ware throughout, including wall-hung toilets
- Premium Porcelanosa tiling in all bathrooms and WC's

Exterior & Landscaping

- Cladding to all external walls with 25-year non-maintenance warranty
- Aluminium bi-fold doors opening onto the garden
- Fully fenced rear garden, laid to turf
- Buyers will receive a free garden design consultation with our landscape designer — a Gold Medal Winner at the 2024 Chelsea Flower Show

Additional Features

- 10-Year Structural Warranty



JAMES SELICKS

Oakham Office

6-8 Market Place, Oakham
Rutland LE15 6DT

01572 724 437

oakham@jamesselicks.com

Market Harborough Office

01858 410 008

Leicester Office

0116 285 4554



Important Notice
James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
- 2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter any contract relating to the property on behalf of the Vendors.
- 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let, or withdrawn.

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.

www.jamesselicks.com

