



PLOT 3

SAXON GRANGE, BARLEYTHORPE

JAMES  
SELICKS



# “... SUBSTANTIAL FIVE-BEDROOM, STONE-BUILT FAMILY HOME ...”

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**A substantial five-bedroom family home, constructed with beautiful locally quarried stone and finished to a high specification. This impressive property offers spacious open-plan living areas, private gardens, off-road parking, and garaging, all set within a select development in the historic village of Barleythorpe.**

Open Plan Living Kitchen • Reception Room • Study • Utility/Boot Room • Downstairs Cloakroom • Five Double Bedrooms • Family Bathroom, Two Ensuites • Private Driveway, Triple 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. There will be a useful study with a window overlooking the rear garden and a cloakroom completing the ground floor.

Upstairs, the first floor offers five generously proportioned double bedrooms, all fitted with built-in wardrobes. 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 three 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 3 Saxon Grange, Main Road, Barleythorpe, Oakham, Rutland**  
House Total Approx. Gross Internal Floor Area incl. Garage = **4123 ft<sup>2</sup> / 384 m<sup>2</sup>**  
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

- Local quarried stone
- 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



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#### Oakham Office

6-8 Market Place, Oakham  
Rutland LE15 6DT

01572 724 437

[oakham@jamesselicks.com](mailto:oakham@jamesselicks.com)

#### Market Harborough Office

01858 410 008

Leicester Office

0116 285 4554



[www.jamesselicks.com](http://www.jamesselicks.com)



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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.