



7 Main Street, Market Overton, Oakham, LE15 7PL

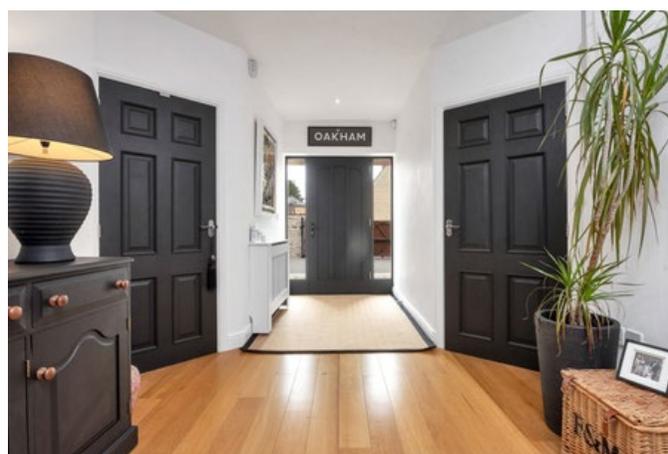
 **NEWTON FALLOWELL**

7 4 5

## Key Features

- Truly Stunning, Individual Family Home
- Seven Double Bedrooms & Four en-suite Bath/Shower Rooms
- 12.9m Open Plan Living Kitchen Dining Area
- Principal Bedroom with Separate Dressing Room & 4-piece Ensuite
- Cinema Room/Snug, Office & Home Gym
- Detached Double Garage with Games Room & WC
- Mature Private Gardens with Southern Aspect
- Popular Village Location with Village Shop

**Asking Price: £1,250,000**





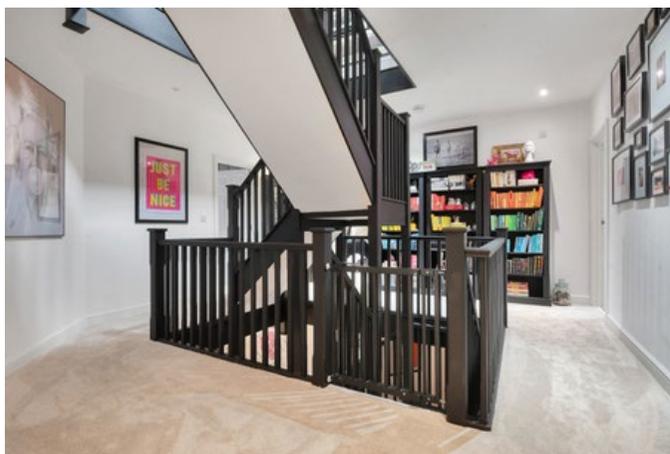
Set in the heart of this highly regarded Rutland village is this exceptional family home finished to a high standard throughout and built to an individual design from local stone offering over 4,300 SqFt of internal floor space. The accommodation is arranged over three floors to include a stunning open plan living/dining/kitchen, three further reception rooms, principal bedroom with separate fitted dressing room and 4-piece ensuite, six further bedrooms (four ensuite), a mature garden, parking for several vehicles, a detached double garage with WC and first floor games room.

The home is set behind a stone walled frontage with gated access leading to the driveway which is laid to block paving and graveling providing parking for several vehicles. The double garage is set to one side of the driveway fitted with an electric up and over door and personnel side door access which also leads into the gardeners WC. A covered external staircase leads above the garage to the games room, idea for multiple uses. Planted beds sit either side of the property along with access to the rear.

When entering the home, you will be greeted by the spacious reception hall with oak flooring and bespoke staircase which continues through the three levels. The hallway leads off to the ground floor WC, a useful cloak room for storage of coats and shoes, the cinema room/snug, the office, home gym and through twin doors into the open plan living kitchen dining area spanning the full width of the property. The kitchen has been refitted by the current owners offering a range of units, an extensive island with composite marbling surface, inset twin sinks, a Deluxe AGA hosting four ovens, twin hot plates, and an additional 4 ring gas hob. There is space for an American style fridge freezer with water feed connected, integrated dish washer, a door leading to the separate laundry room and opening through to the dining/living area. This space features oak parquet flooring to both areas and an open fire with stone hearth to the living area. All three areas enjoy views over the rear garden and lead out to the patio terrace through three sets of French doors. To the first floor, the galleried landing leads off to five bedrooms including the principal bedroom which hosts a 4-piece ensuite bathroom and a stunning dressing room fitted with a range of wardrobes, centralised island drawer units, dressing table with inset remote controlled downlighters and a generous picture window overlooking the rear garden. The further four bedrooms all enjoy ensuite facilities. To the second floor there are fitted wardrobes to the landing area and two further bedrooms ideally situated for teenagers.



To the rear of the property, the gardens enjoy a southern aspect and have been landscaped to provide a high degree of privacy with inset mature shrubs and trees, an expanse of lawn and set to one corner a timber tower climbing frame with swings and a slide is cleverly concealed. The generous patio terrace runs the width of the property and to either side provides access to the front driveway.



Entrance Hall 8.74m x 5.36m (28'8" x 17'7")

Cloak Room 2.45m x 0.95m (8'0" x 3'1")

WC 2.45m x 0.95m (8'0" x 3'1")

Snug / Cinema Room 3.94m x 3.30m (12'11" x 10'10")

Office 3.84m x 3.35m (12'7" x 11'0")

Gym 2.82m x 2.62m (9'4" x 8'7")

Living Area (open plan) 5.37m x 4.01m (17'7" x 13'2")

Dining Area (open plan) 4.73m x 4.23m (15'6" x 13'11")

Kitchen / Breakfast Room (open plan) 7.85m x 5.00m (25'10" x 16'5")

Laundry Room 3.43m x 2.31m (11'4" x 7'7")

First Floor Landing 6.65m x 4.67m (21'10" x 15'4")

Principal Bedroom 6.43m x 3.94m (21'1" x 12'11")

Dressing Room 4.29m x 4.18m (14'1" x 13'8")

Ensuite Bathroom 3.58m x 2.52m (11'8" x 8'4")

Bedroom Two 5.42m x 3.94m (17'10" x 12'11")

Ensuite Shower Room 3.06m x 1.15m (10'0" x 3'10")

Bedroom Three 4.54m x 3.83m (14'11" x 12'7")

Jack & Jill Ensuite Bathroom 3.70m x 2.22m (12'1" x 7'4")

Bedroom Four/Play Room 4.09m x 3.72m (13'5" x 12'2")

Guest Bedroom 3.52m x 3.28m (11'6" x 10'10")

Ensuite Shower Room 3.28m x 1.39m (10'10" x 4'7")

Second Floor Landing 3.70m x 3.34m (12'1" x 11'0")

Bedroom Six 4.96m x 4.65m (16'4" x 15'4")

Bedroom Seven 4.78m x 4.65m (15'8" x 15'4")

Double Garage 5.87m x 5.64m (19'4" x 18'6")

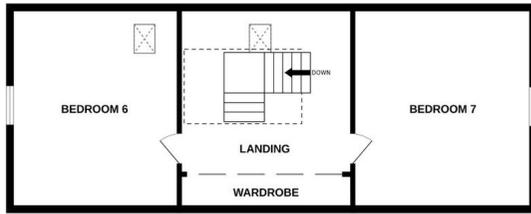
Games Room 5.36m x 4.39m (17'7" x 14'5")

**Agent Note:**

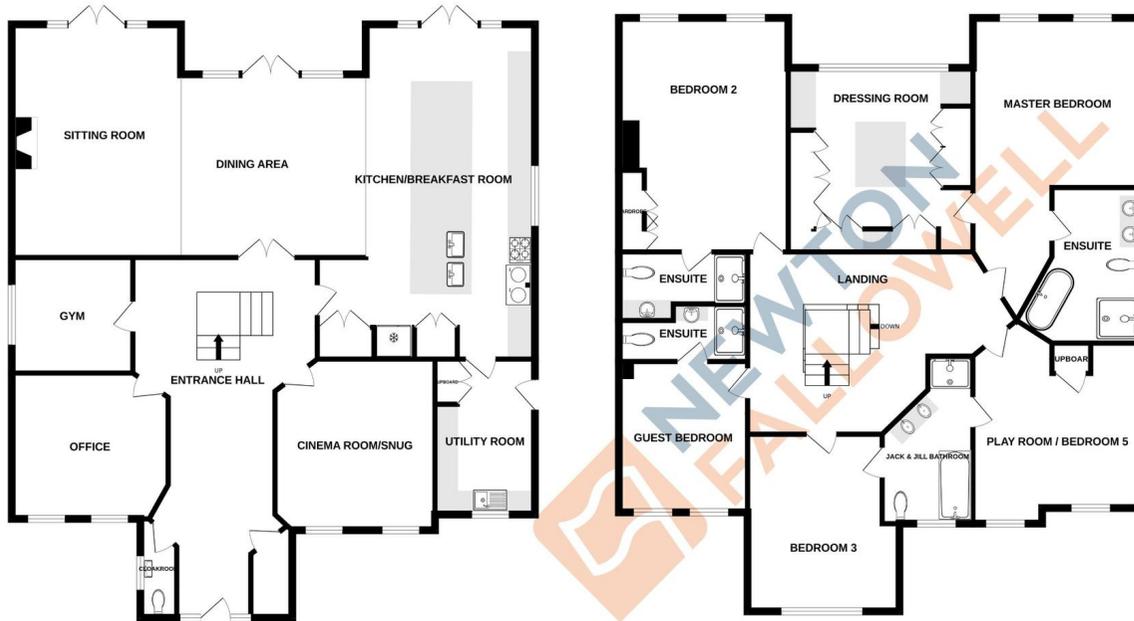
Under Section 21 of The Estate Agent Act 1979 requires us to notify all prospective purchasers that the owners of this property are connected to this firm.







2ND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



GROUND FLOOR  
1522 sq.ft. (141.4 sq.m.) approx.



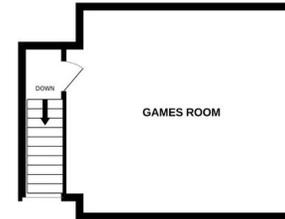
1ST FLOOR  
1523 sq.ft. (141.5 sq.m.) approx.

7 MAIN STREET, MARKET OVERTON, LE15 7PL

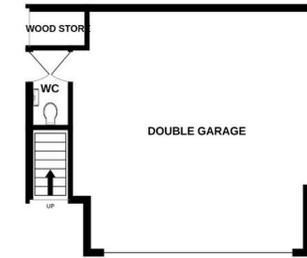
TOTAL FLOOR AREA : 4359 sq.ft. (405.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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WORKSHOP  
316 sq.ft. (29.4 sq.m.) approx.



GARAGE  
390 sq.ft. (36.3 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: Rutland County Council  
Council Tax Band: G

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.