



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

 **NEWTON FALLOWELL**



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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 & Post Office, Doctors Surgery & Public House
- EPC Rating C
- Freehold

£1,150,000





Occupying a prime position in the heart of one of Rutland's most prestigious villages, this outstanding individual home, constructed from locally sourced stone, combines exceptional design, meticulous finishes, and over 4,300 sq. ft. of versatile accommodation arranged across three floors.

Designed with modern family living in mind, the home seamlessly blends elegant open-plan spaces with thoughtfully zoned rooms, including a show-stopping kitchen/living/dining area, three further reception rooms, six generous bedrooms (five with en-suites), a dedicated playroom, and a self-contained games room above the detached double garage. The property is beautifully complemented by landscaped gardens with a desirable southerly aspect, generous driveway parking, and superb privacy.

Set behind a handsome stone boundary wall with gated access, the property enjoys a commanding presence. The sweeping driveway, laid in a combination of block paving and gravel, offers ample parking and leads to a detached double garage with electric door, side personnel access, and a convenient gardener's WC. An external covered staircase rises to a substantial games room, perfect for use as a studio, home office or guest suite. Neatly planted beds flank the property, and side pathways provide gated access to the rear garden.

Upon entering, you are greeted by a grand reception hall, finished with oak flooring and a bespoke staircase rising through all three floors. This welcoming space provides access to a cloakroom, guest WC, and a walk-in coat cupboard. To the front, a cinema/snug room, dedicated home office, and gym offer lifestyle flexibility. At the rear, the breathtaking open-plan kitchen/living/dining room spans the entire width of the property and enjoys garden views from every angle.

The kitchen, refitted to an exceptional standard, features an extensive array of custom cabinetry, a Deluxe AGA with four ovens, twin hotplates and a supplementary four-ring gas hob, complemented by a striking composite marble island with twin inset sinks. Integrated appliances include a dishwasher and space for an American-style fridge-freezer with water feed. A separate utility/laundry room completes the space. The dining and living areas showcase oak parquet flooring, an open fireplace with stone hearth, and direct access to the rear patio terrace via three sets of French doors.

The galleried landing leads to four generously sized bedrooms and a playroom. The principal suite is a true retreat, boasting a luxurious four-piece en-suite, and a beautifully appointed dressing room complete with bespoke wardrobes, central island storage, and a dressing area with integrated lighting and picture window overlooking the rear garden. Each of the remaining bedrooms on this floor benefits from its own en-suite, offering comfort and privacy for family members and guests alike.

The upper level is ideal for teenagers or extended family, featuring two additional bedrooms and fitted wardrobes to the landing, offering flexible space for sleeping, working, or relaxing.

The rear garden is a private sanctuary, enjoying a sun-soaked southern aspect and thoughtfully landscaped with mature trees, shrubs, and a generous lawn stretching over 80 feet in length initially approached by the expansive patio terrace, which runs the full width of the house, provides an idyllic setting for outdoor entertaining. Gated access to both sides leads conveniently back to the front of the home.



Room Dimensions

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

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

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

Snug / Cinema Room 3.3m x 3.94m (10'10" x 12'11")

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Jack & Jill Ensuite Bathroom 2.22m x 3.7m (7'4" x 12'1")

Playroom / Bedroom 3.72m x 4.09m (12'2" x 13'5")

Second Floor Landing 3.34m x 3.7m (11'0" x 12'1")

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

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

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

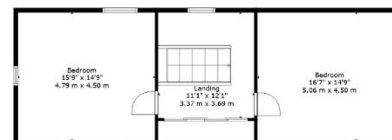
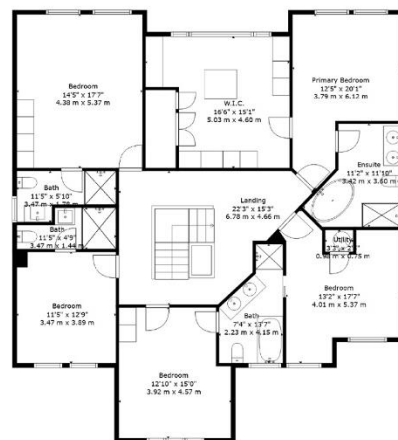
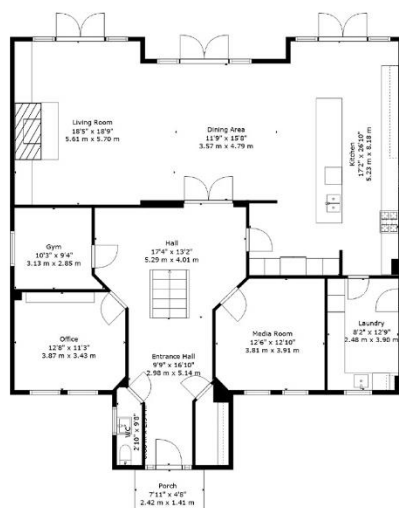
Games Room 4.39m x 5.36m (14'5" x 17'7")

Agent Note:

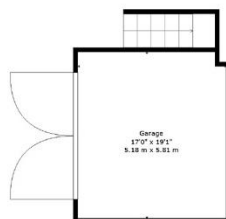
Under Section 21 of The Estate Agent Act 1979 requires us to notify all prospective purchasers that the owners of this property are connected to this firm.







Floor 3



Total Approximate Area: 4672m² | 434sq ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, 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. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.

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 £62 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.