



5 The Paddocks, Thistleton, Oakham, LE15 7RE

 **NEWTON FALLOWELL**

 4  2  3

Key Features

- Stunning Detached Family Home
- Four Large Bedrooms
- En-Suite to Master Bedroom
- Modern Open-Plan Family Layout
- Generously Sized Living Room
- Landscaped Garden with Countryside Views
- Sought-After Rutland Village Location
- Double Garage with Off Road Parking
- EPC Rating C
- Freehold

£540,000





Set within the peaceful village of Thistleton in Rutland, this beautifully presented four-bedroom detached family home enjoys stunning open field views and offers an exceptional layout perfect for modern family living. Featuring four generous double bedrooms, contemporary finishes throughout, open-plan living spaces, and a double garage, this property effortlessly combines style, comfort, and practicality.

The ground floor welcomes you into a bright and spacious hallway with access to a large living room at the front of the house, ideal for relaxing evenings. To the rear, the heart of the home is the expansive open-plan kitchen, lounge/diner, and family/garden room—a perfect setting for both entertaining and everyday family life. The contemporary kitchen is centred around a stylish island unit and offers seamless access to the garden room with beautiful views over open countryside. A utility room, ground floor WC, and additional storage enhance the functionality of the space.

Upstairs, the first floor offers four generously sized double bedrooms, each providing ample space for family members or guests. The master bedroom benefits from a fitted wardrobe and a modern en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property is positioned on a generous plot with far-reaching rural views to the rear, creating a peaceful and private setting. A large double garage provides an excellently functional space, suitable for storage, a home gym, or as a traditional garage.

The village of Thistleton is well-regarded for its tranquil surroundings, with excellent access to nearby towns such as Oakham and Stamford, making it ideal for families seeking countryside living with amenities within reach.

This stunning home is in excellent condition throughout and ready for immediate occupation – a rare opportunity to secure a beautifully finished home in a desirable Rutland village.





Room Measurements

Entrance Hallway 3.64m x 3.16m (11'11" x 10'5")

WC 1.99m x 1m (6'6" x 3'4")

Living Room 6.8m x 4m (22'4" x 13'1")

Lounge/Diner 5.5m x 3.52m (18'0" x 11'6")

Kitchen 4.7m x 3.89m (15'5" x 12'10")

Utility Room 2.2m x 1.8m (7'2" x 5'11")

Family/Garden Room 3.6m x 3.3m (11'10" x 10'10")

First Floor Landing 3.64m x 3.38m (11'11" x 11'1")

Bedroom One 4.6m x 4m (15'1" x 13'1")

Ensuite 2.23m x 1.8m (7'4" x 5'11")

Bedroom Two 4.9m x 3.5m (16'1" x 11'6")

Bedroom Three 3.9m x 3.6m (12'10" x 11'10")

Bedroom Four 3.89m x 2.4m (12'10" x 7'11")

Bathroom 2.4m x 2m (7'11" x 6'7")

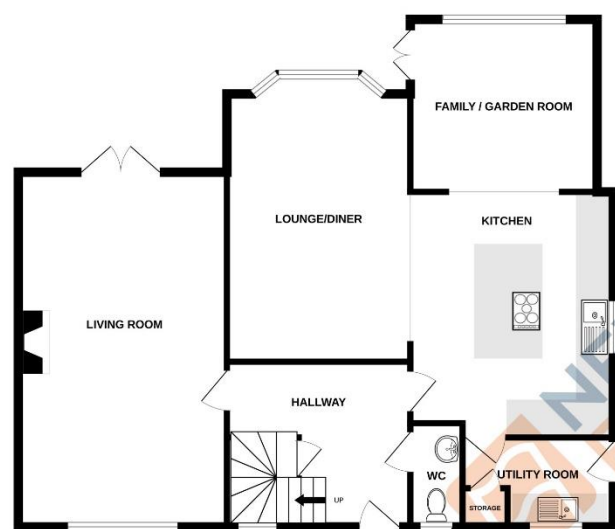
Agents Note: Septic Tank

This property is not connected to mains sewerage and instead has a septic tank which is shared between 5 properties. The current owners advise that each of the properties contributes £8.50 per month for maintenance and £50 every 6 months for emptying.

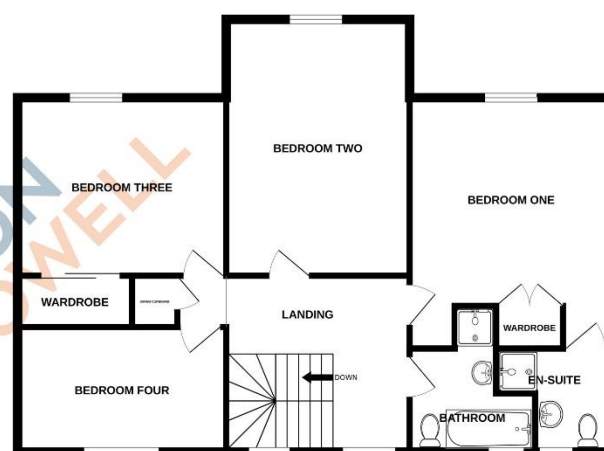




GROUND FLOOR
1003 sq.ft. (93.2 sq.m.) approx.



1ST FLOOR
890 sq.ft. (82.7 sq.m.) approx.



THE PADDOCKS, THISTLETON, OAKHAM, LE15 7RE

TOTAL FLOOR AREA : 1893 sq.ft. (175.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: F

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.