



10 Stocken Hall Mews, Stretton, Oakham, LE15 7RL

 **NEWTON FALLOWELL**

5 3 3

Key Features

- Detached Family Home Within An Exclusive Community
- Five Generous Double Bedrooms Over Three Storeys
- Family Bathroom With Two En-Suites
- Spacious Living Room & Separate Dining Room
- Practical Kitchen / Breakfast Room
- Downstairs W/C & Home Office
- Off-Street Parking & Private Enclosed Garden
- Tranquil & Sought After Location
- Freehold

£485,000





Occupying an enviable and rarely available position within the exclusive Stocken Hall Mews community, this expansive five-bedroom detached residence offers a superb combination of space, privacy, and charm. Set in a quiet and tucked-away location surrounded by mature parkland, woodland and countryside, this home provides a peaceful retreat while remaining within easy reach of road links and nearby market towns.

Arranged over three floors and thoughtfully laid out for modern family living, the property opens into a spacious entrance hall which provides central access to a front-facing office, ideal for home working, as well as a downstairs W/C. The heart of the home lies in the generously proportioned kitchen/breakfast room, which offers ample workspace and room for casual dining. Flowing off the central hallway is a formal dining room to the rear, perfect for hosting, and a large dual aspect living room with French doors opening onto the garden, creating a wonderful sense of light and connection to the outdoors.

The first floor houses four well-proportioned bedrooms, including the master bedroom complete with en-suite shower room, alongside a family bathroom. Each bedroom is naturally well-lit and flexible, ideal for children, guests, or additional study spaces as required.

Rising to the second floor, the property offers an impressive fifth bedroom spanning the top level, complete with its own private en-suite; perfect for guest accommodation.



Externally, the property benefits from a private and peaceful setting, with off-road parking, a low-maintenance garden, and access to the wider private grounds of Stocken Hall. The setting is truly unique — a secluded and secure enclave offering tranquillity and exclusivity rarely found.

This property offers a superb opportunity to acquire a large and versatile family home in an exceptional location — early viewing is strongly recommended to appreciate the scale, setting, and lifestyle on offer.



Room Measurements

Entrance Hall 1.9m x 1.47m (6'2" x 4'10")

Hallway 4.81m x 1.9m (15'10" x 6'2")

Kitchen/Breakfast Room 5.86m x 2.93m (19'2" x 9'7")

Living Room 5.28m x 4.14m (17'4" x 13'7")

Dining Room 3.08m x 2.97m (10'1" x 9'8")



Office 3.5m x 2.29m (11'6" x 7'6")

WC 1.95m x 1.27m (6'5" x 4'2")

Bedroom One 4.8m x 4m (15'8" x 13'1")

Ensuite 2.8m x 1.27m (9'2" x 4'2")

Bedroom Two 4.1m x 3m (13'6" x 9'10")



Bedroom Three 3.96m x 2.95m (13'0" x 9'8")

Bedroom Four 3.3m x 3.08m (10'10" x 10'1")

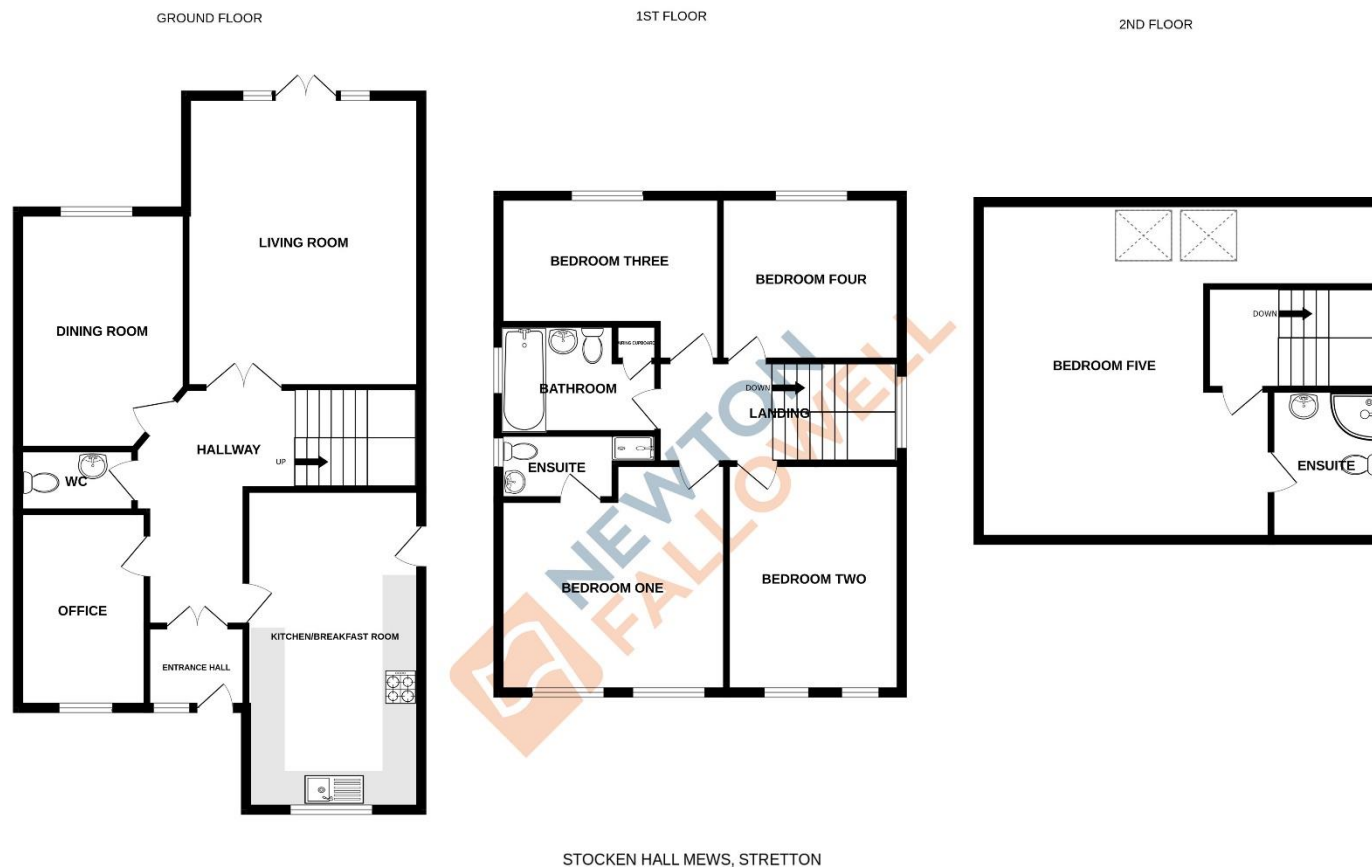
Bathroom 2.9m x 1.8m (9'6" x 5'11")

Bedroom Five 7.05m x 6.7m (23'1" x 22'0")

Ensuite 2.8m x 1.9m (9'2" x 6'2")







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		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: E

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.