



6 Church Lane, Greetham, Oakham, LE15 7NF

 **NEWTON FALLOWELL**

3 2 2

Key Features

- Stone Cottage In Superb Condition
- Village Location In Heart Of Rutland
- Traditional Charm With Modern Practicality
- Three Well-Sized Bedrooms With Additional Dressing Room Space
- Feature Garden Studio With Scope For A Variety Of Uses
- Seamless Kitchen / Dining Layout With Flowing Access To Rear Patio
- Off-Street Parking & Generous Rear Garden
- Excellent Commuter Links To Oakham, Stamford, A1 & Public Transport
- EPC Rating D
- Freehold

Guide price £420,000 - £430,000





GUIDE PRICE: £420,000 - £430,000

Positioned in the heart of Greetham, this idyllic stone cottage is presented in superb condition throughout and offers a rare opportunity to acquire a characterful yet practical home. Ideally suited to growing families or young professionals, the property benefits from excellent transport links with easy access to the A1, Oakham, Stamford, and nearby public transport routes.

The property is entered via a welcoming porch and entrance hall, leading into a charming living room with generous proportions and a warm, inviting atmosphere. To the rear, the herringbone kitchen is fitted to an excellent standard, balancing both farmhouse charm and modern design, before opening into an adjoining dining space offering a seamless layout for modern family life and entertaining. A useful storage cupboard completes the ground floor accommodation.

The first floor provides three well-proportioned bedrooms. The master bedroom is complemented by a dedicated dressing room, fitted wardrobes, and a private shower room, creating a luxurious suite-style layout. Bedrooms two and three are served by a stylish family bathroom, making this an ideal layout for family living.

A particular highlight of the property is the incredible garden studio, a versatile space perfectly suited as a home study, creative studio, or potential annex accommodation. The rear garden itself is generous in size, designed for both ease of maintenance and outdoor enjoyment, with ample space for relaxation and family activities.

Set within the desirable Rutland village of Greetham, the property offers the perfect balance of countryside charm and modern convenience. The A1 provides straightforward access to Stamford, Oakham, and Grantham, while local amenities and public transport connections make commuting and day-to-day living effortless.





Room Measurements

Porch 1.93m x 1.52m (6'4" x 5'0")

Entrance Hall 5.46m x 1.09m (17'11" x 3'7")

Living Room 3.99m x 3.25m (13'1" x 10'8")

Dining Room 4.65m x 2.74m (15'4" x 9'0")

Kitchen 4.6m x 2.59m (15'1" x 8'6")

First Floor Landing 3.61m x 3.3m (11'10" x 10'10")

Bedroom One 3.61m x 3.05m (11'10" x 10'0")

Dressing Room 2.54m x 2.18m (8'4" x 7'2")

Bedroom Two 3.12m x 2.69m (10'2" x 8'10")

Bedroom Three 3.12m x 2.44m (10'2" x 8'0")

Bathroom 2.62m x 1.7m (8'7" x 5'7")

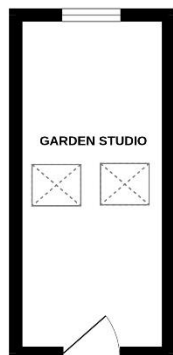
Shower Room 1.73m x 1.6m (5'8" x 5'2")

Garden Studio 3.51m x 2.59m (11'6" x 8'6")

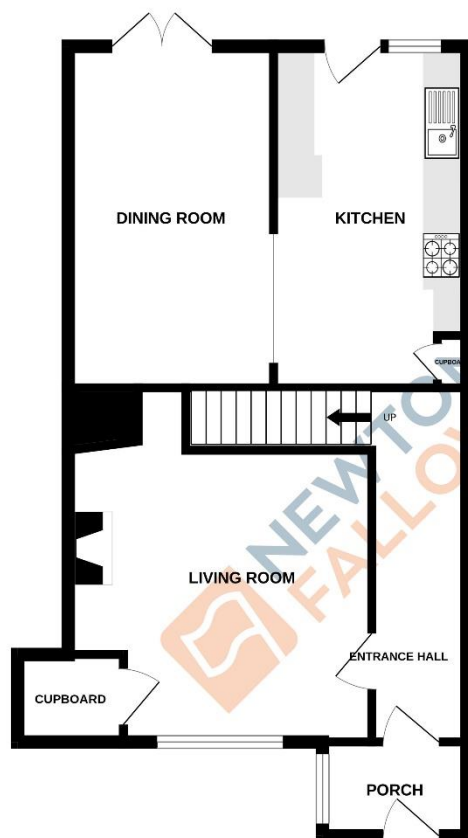




GARDEN STUDIO
101 sq.ft. (9.3 sq.m.) approx.



GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



CHURCH LANE, GREETHAM, OAKHAM, LE15 7NF

TOTAL FLOOR AREA : 1202 sq.ft. (111.7 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		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: C

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.