



April House Top Street, Exton, Oakham, LE15 8BB

 **NEWTON FALLOWELL**

4 3 3

Key Features

- Rare Opportunity For Large Four-Bedroom Home In Highly Sought-After Rutland Village
- Large Multi-Room Annex Offering Flexible Living or Workspace Potential
- Opportunity To Modernise & Reach The Property's Incredible Potential
- Master Bedroom with En-Suite and Separate Family Bathroom
- Generous Living Room, Spanning Full Width Of Property
- Double Garage with Internal Access Plus Additional Outbuildings
- In/Out Driveway Providing Excellent Off-Street Parking
- Large Front & Rear Gardens with Woodland Border in Sought-After Exton Village
- EPC Rating E
- Freehold

£900,000

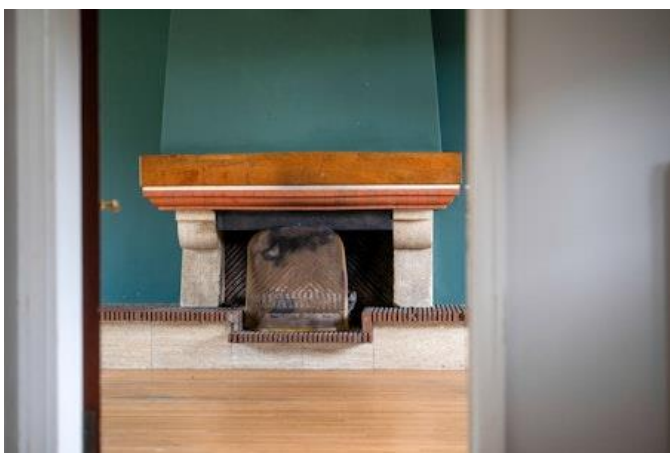




Set within the picturesque and historic village of Exton, in the very heart of Rutland, this substantial four-bedroom residence, complete with an expansive and highly versatile annex, offers an exceptional opportunity for buyers seeking a large home with remarkable potential. Positioned on a generous plot with an elegant in-and-out driveway, a woodland-backed rear garden, and multiple outbuildings, the property represents a rare prospect in one of the county's most sought-after rural locations.

The main house provides extensive and well-balanced accommodation arranged over two floors. The ground floor features a welcoming entrance hall, a spacious living room, a large family kitchen, and a separate dining room. While these areas are generous in scale, they would now benefit from modernisation to unlock their full potential. The kitchen, utility room, and ground-floor WC offer an excellent footprint for refitting, with the utility in particular requiring improvement. Upstairs, four well-proportioned bedrooms are served by a family bathroom, and the principal bedroom includes an en-suite - both of which present ideal opportunities for contemporary upgrade and redesign.

A defining element of this property is the exceptional annex. Comprising of multiple studio spaces, an annex kitchen, and an additional bathroom, the annex provides outstanding versatility for a wide range of uses. Whether envisioned as further living accommodation, additional bedrooms, a multi-generational suite, creative studios, or professional workspaces, this substantial secondary wing offers extraordinary scope. As with the main house, the annex rooms would benefit from light modernisation, allowing the next owner to tailor the space to their needs and preferences.



Externally, the home continues to impress. The in/out driveway provides excellent access and abundant parking, while the collection of outbuildings includes a large double garage that is internally accessible - an increasingly rare and desirable feature. The rear garden enjoys a charming woodland border, creating a peaceful and private outdoor setting with plenty of potential for landscaping or further enhancement.

Properties of this scale, setting, and adaptability seldom come to the market in Exton. Offering an outstanding footprint, exceptional annex accommodation, and endless scope for improvement, this is a truly rare opportunity to create a standout home in one of Rutland's most desirable villages.



Entrance Hall 4.89m x 2.96m (16'0" x 9'8")

Living Room 7.74m x 4.46m (25'5" x 14'7")

Family Kitchen 4.5m x 3.67m (14'10" x 12'0")

Dining Room 6.63m x 3.85m (21'10" x 12'7")

Hallway 3.09m x 2.29m (10'1" x 7'6")

Utility Room 3.55m x 2.29m (11'7" x 7'6")

Annex Studio 5.85m x 5.04m (19'2" x 16'6")

Annex Studio 4.3m x 3.39m (14'1" x 11'1")

Annex Kitchen 2.98m x 2.4m (9'10" x 7'11")

Bathroom 2.64m x 2.07m (8'8" x 6'10")

Double Garage 6.16m x 5.04m (20'2" x 16'6")

Landing 6.25m x 3.09m (20'6" x 10'1")

Bedroom One 4.32m x 3.54m (14'2" x 11'7")

Ensuite 3.09m x 1.81m (10'1" x 5'11")

Bedroom Two 4.46m x 3.54m (14'7" x 11'7")

Bedroom Three 4.46m x 3.24m (14'7" x 10'7")

Bedroom Four 3.54m x 3.22m (11'7" x 10'7")

Bathroom 3.09m x 2.51m (10'1" x 8'2")

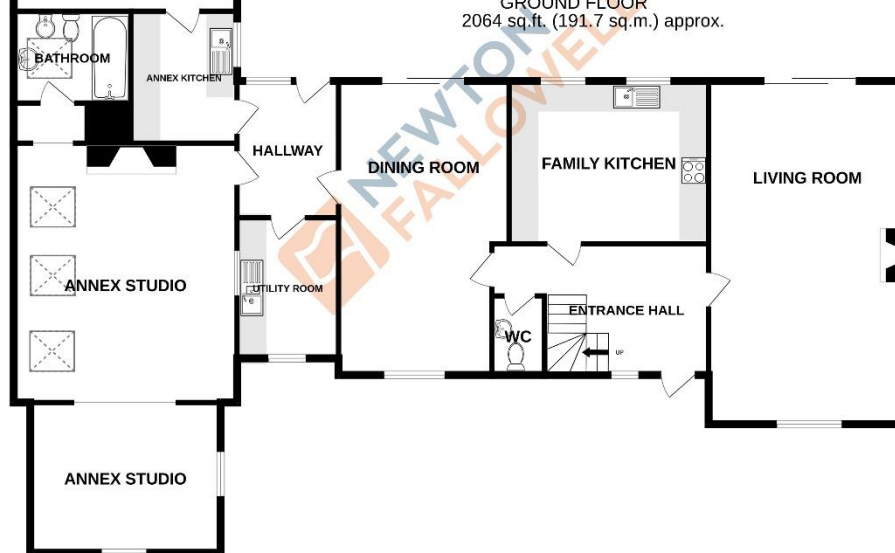




1ST FLOOR
968 sq.ft. (89.9 sq.m.) approx.



GROUND FLOOR
2064 sq.ft. (191.7 sq.m.) approx.



TOP STREET, EXTON, OAKHAM, LE15 8BB

TOTAL FLOOR AREA : 3032 sq.ft. (281.7 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		
69-80	C		
55-68	D		60 D
39-54	E	45 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.