



BackLane
Burton Overy LE8 9DE

FINE & COUNTRY

OAK HOUSE

'Oak House is a beautifully presented and spacious family home, set in the highly sought-after village of Burton Overy. Full of character, the property retains charming period features, including a fabulous open plan living, dining kitchen with Aga, beamed ceilings and exposed fireplaces with wood-burning stoves.'



FIRST IMPRESSIONS

Oak House is a beautifully presented and spacious family home, set in the highly sought-after village of Burton Overy. Full of character, the property retains charming period features, including beamed ceilings and exposed fireplaces with wood-burning stoves. The highlight is the stunning open-plan kitchen and dining area, complete with a large central island and an Aga, perfect for family gatherings. Offering flexible and well-proportioned living spaces, Oak House sits on a professionally landscaped plot, seamlessly blending traditional charm with modern comfort.



WORK, REST AND PLAY

Off the hallway, you'll find a charming triple-aspect music room featuring a gas stove. The formal lounge offers a cosy retreat, centred around a striking exposed chimney breast with a wood-burning stove. The ground floor layout flows seamlessly, with the hallway opening into a formal dining room.

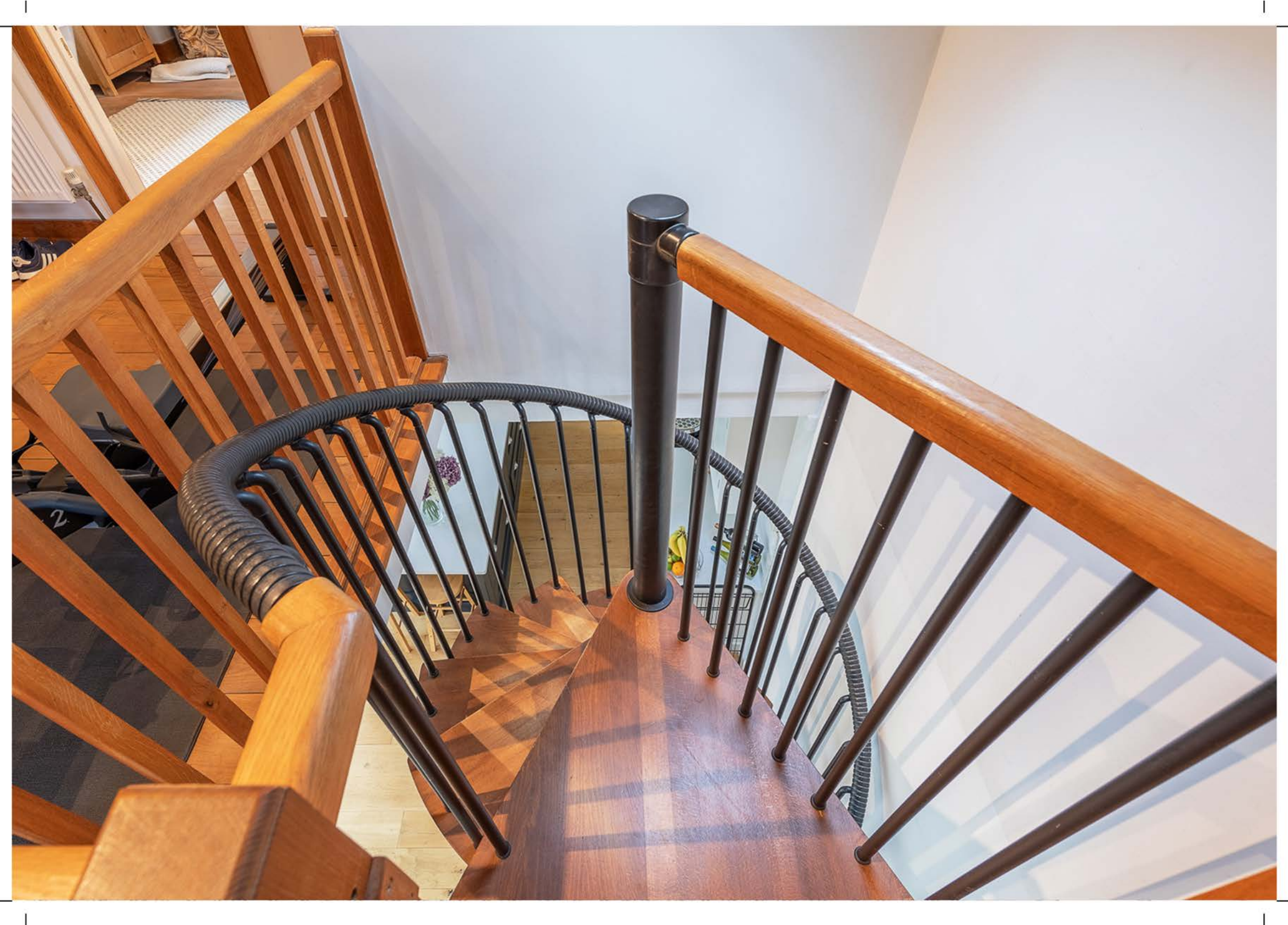












WINE AND DINE

At the rear, a stunning open-plan living and dining kitchen features bespoke cabinetry, a large central island with informal seating, and an AGA. Expansive windows fill the space with natural light, complemented by oak flooring throughout. A cosy seating area surrounds a wood-burning stove, with French doors leading to a gravelled terrace—ideal for morning coffee.







TIME FOR BED

The first floor features two front bedrooms, a family bathroom, a shower room, and a master suite with a Juliette balcony, ensuite, and dressing room. A spacious room off the kitchen serves as a gym, study, and occasional bedroom, with shared access to the master ensuite. The space is accessible via both the main and spiral staircases.









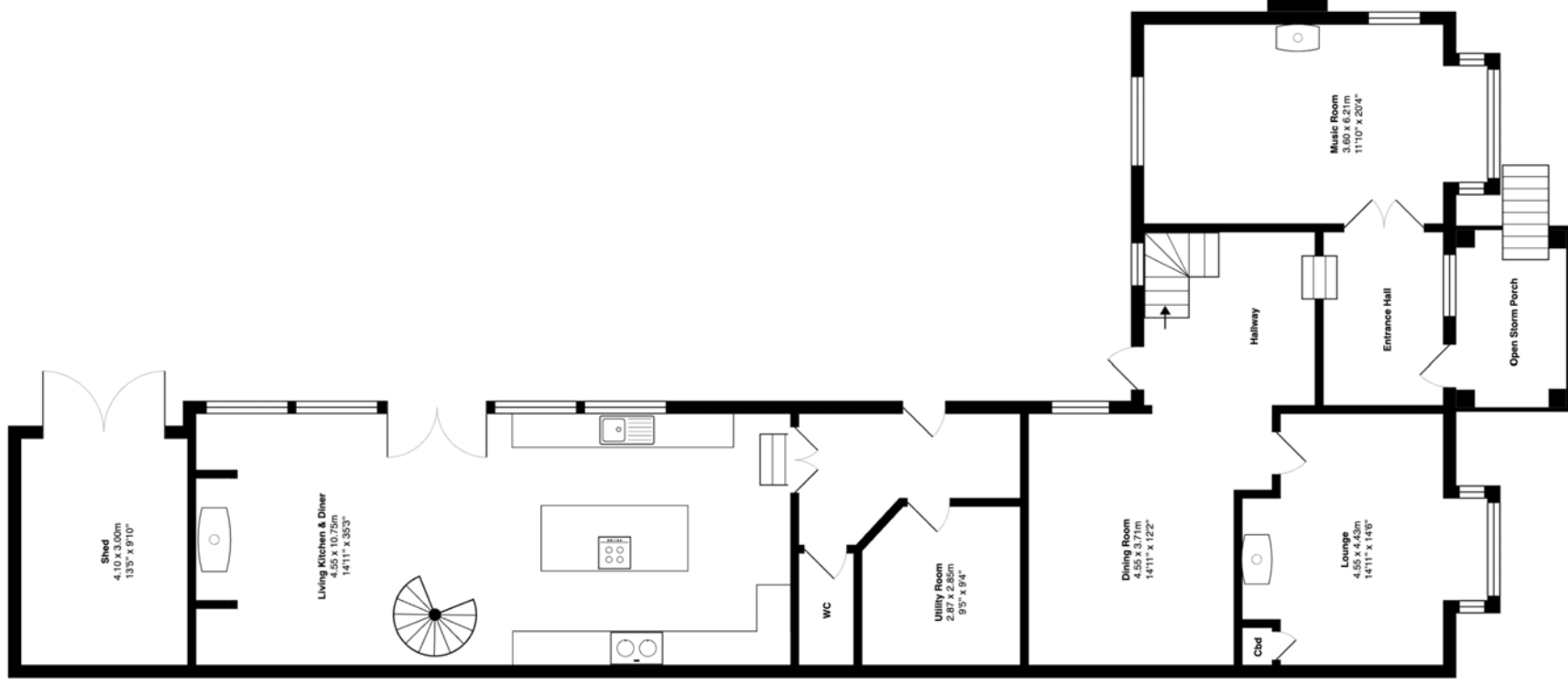


STEP OUTSIDE

Outside, a block-paved driveway offers off-road parking, with electric timber gates providing secure space for 2-3 more vehicles. The professionally landscaped rear garden features a gravelled dining area, mature borders, a brick-paved path, and a lawn with planted archways. It also includes a brick store and covered dining area, creating a tranquil space for family and friends to enjoy.





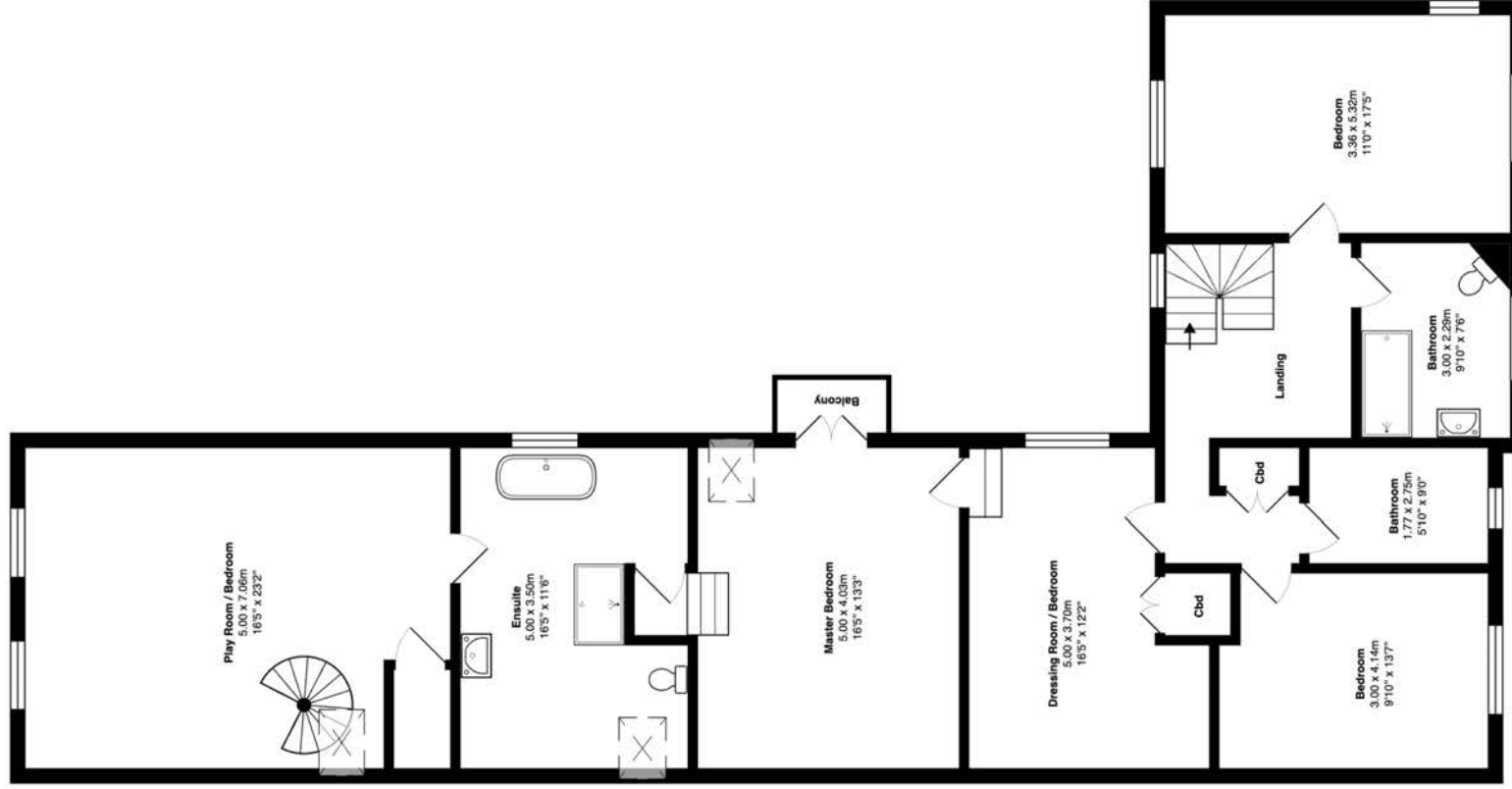


Ground Floor

Total Area: 303.5 m² ... 3267 ft² (excluding balcony, open storm porch)
Ground & First Floor Combined

All measurements are approximate and for display purposes only

Back Lane, Burton Overy



First Floor

Total Area: 303.5 m² ... 3267 ft² (excluding balcony, open storm porch)
Ground & First Floor Combined

All measurements are approximate and for display purposes only

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I am an experienced and knowledgeable property agent with 25 years in the industry. I began my career as an independent agent and quickly advanced to become a Branch Partner, successfully managing two highly profitable branches. After 17 years, I joined a commercial agency where I further honed my skills in selling large country homes and collaborating with national house builders throughout the development and sales process. I am conscious that every selling and buying journey is different and I strive to deliver a quality, personalized service that ensures my clients moving process runs smoothly. I have been complimented on my exceptional communication skills and interpersonal abilities. I live locally in Newton Harcourt with my partner Jon and our cockapoo Meg. Aside from my love of selling property, I'm a keen gardener and enjoy spending time tending to our garden, exploring the local countryside, and socializing with friends and family.

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property. This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country

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