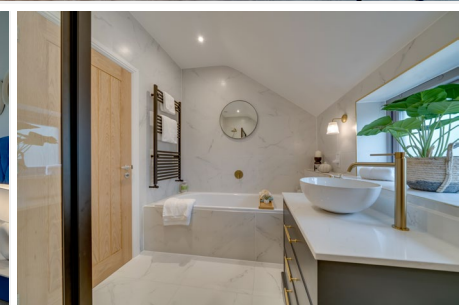
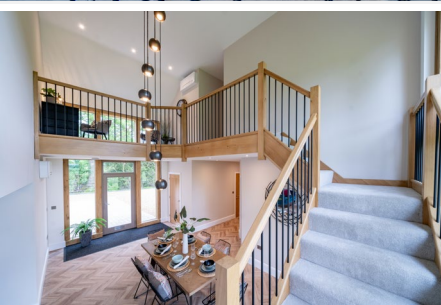


MEADOW BARN MARKET OVERTON







Meadow Barn is a substantial new residence, one of two stylish new country homes set in the Rutland countryside just outside the village of Market Overton, recently completed by award winning local developer Distinctive Developments. Constructed of locally sourced coursed rubble and ashlar stone and reclaimed style red brick set under a blue slate roof, this impressive new home has been designed and built with sustainability, energy efficiency and low maintenance in mind.

An air source heat pump provides a cost efficient means of heating and cooling the house; there is underfloor heating to the ground floor, with fan convector radiators providing both air heating and cooling on the first floor, similar to air conditioning. Multi-fuel wood burners in the kitchen/family room and drawing room add to the modern country feel of this well-appointed home.

The design and finish of this unique home pays homage to the barn which formerly occupied this exceptional spot. The exposed French oak frame creates a striking barn style entrance and light filled galleried dining hall, complete with bespoke oak staircase. Timber windows, galvanised steel guttering, and vaulted ceiling with king post trusses to the kitchen/family room are a further nod to the barn style, and with high ceilings and oak joinery throughout the property, this beautifully proportioned home offers over 2,700 square feet of well-designed living space.

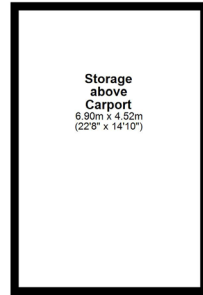
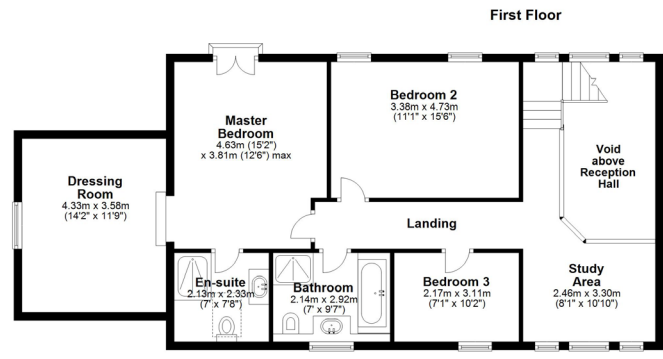
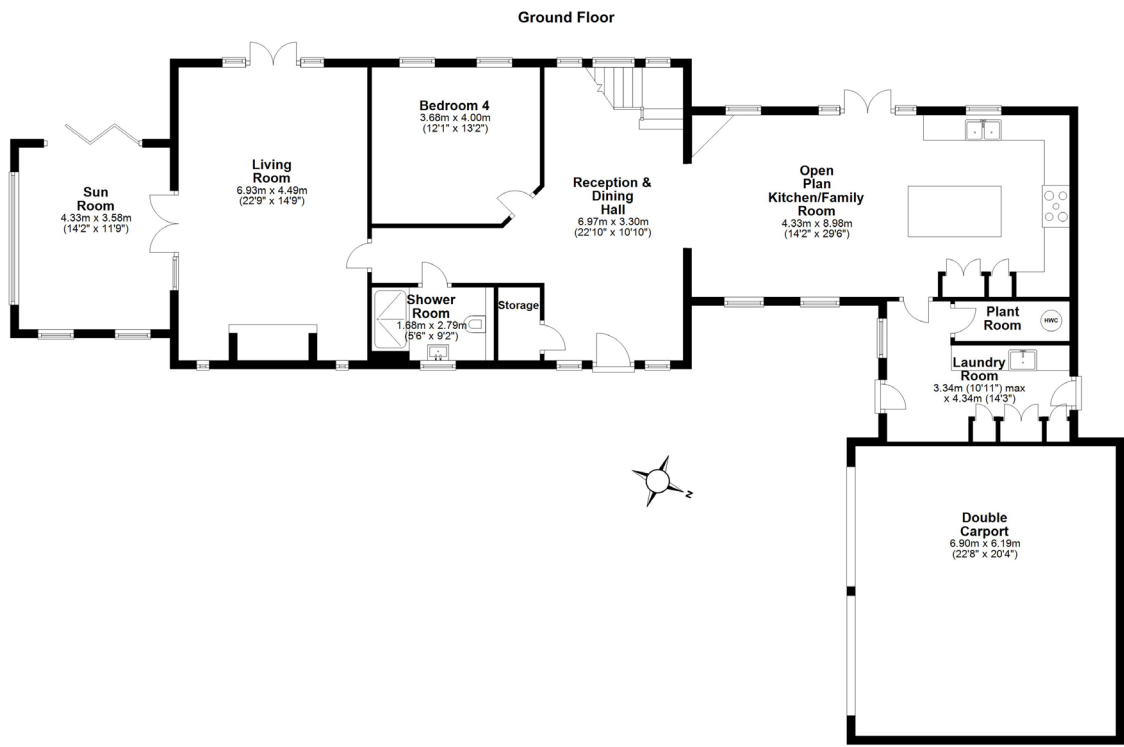
The impressive island kitchen is fitted with a range of cabinets with ash doors finished in a contrasting colourway set under a quartz worktop, with integrated Bosch appliances, double Belfast sink and boiling tap, and Rangemaster range cooker with quartz splashback. Off the kitchen, the laundry room is finished with the same shaker style cabinets and quartz worktop.

The generous master suite enjoys a Juliette balcony to capitalise on the stunning rural views, and extends to a dressing room with south facing views, and a separate wet room. All three bathrooms are beautifully finished with porcelain tiles, brass hardware, rainfall showers, heated towel rails and mirrors, with this high specification finish featuring Kudos, Vado, Crosswater and Villeroy & Boch brands. Hand crafted oak vanity units from Holly Oak House with quartz tops, and hand blown glass light fittings complete the impressive interior specification of this stunning new build home which comes with a 10 year warranty.

The technical specification includes a sophisticated smartphone controlled 4 camera CCTV system. Fibre has been installed to the house providing up to 1Gbps broadband speed, and the property has Cat 6 cabling throughout enabling hardwiring of internet based devices. The property is also EV charge point ready.

Approached through electric gates across a gravel driveway with block paved parking area and oak framed double bay car barn with space above, the external finish of Meadow Barn complements the stylish interior of this superb new country home. The fully landscaped south and west facing gardens include sandstone paths and terracing with lawned area, creating the perfect outdoor space to enjoy the views across the Rutland countryside.

Market Overton is a pretty, popular village only 6 miles from Oakham, with easy access to the A1 north and south and the mainline railway stations at Grantham and Peterborough, plus local trains to Leicester and Stamford from Oakham. Within the village there is a doctors surgery with dispensary, a community-owned shop, one public house, church, bowls club, very active cricket club, children's play park, and a village hall that holds exercise classes and numerous village events. There are plentiful paths for dog walking, and for horse lovers there are livery yards in two neighbouring villages. For schools there is a free school bus for junior pupils to Langham C of E (the village catchment school) each day, and buses to Rutland's two state co-ed secondary schools - Catmose College in Oakham, and Casterton College near Stamford. In addition there are good private schools (prep and senior) in the area at Oakham, Uppingham and Stamford. There is a paid for bus from the next village (1 mile) to Stamford School's junior and senior schools. There are boys' and girls' grammar schools in Grantham that some village children also attend. Community events happen throughout the year in Market Overton, including a village feast weekend, Burns Supper, and lighting of the village Christmas Tree.



This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

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