

OAK HOUSE BRAUNSTON







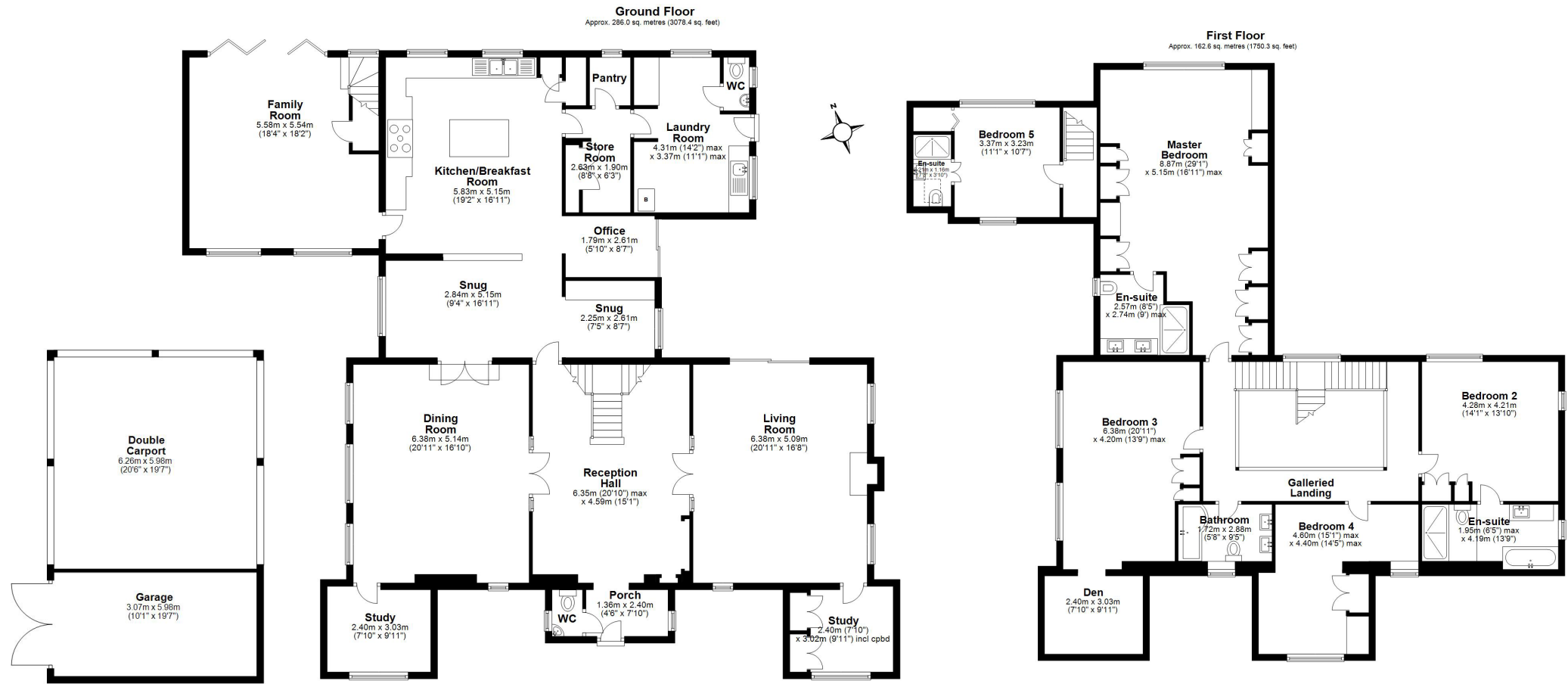
Oak House is an impressive and substantial detached family home, positioned on a lovely plot with open countryside views within the well-regarded Rutland village of Braunston. The property is attractively offered to the market with no onward chain.

Having originally been the village school, Oak House has been extended and upgraded throughout the years to now offer a combination of modern finishes with the original character features. Boasting over 4500sqft of living space, the well-presented accommodation comprises an entrance porch with cloakroom, opening into a grand reception hall with an impressive split staircase, formal dining room with feature exposed beams and study off, a large dual-aspect living room with sliding doors to the garden, feature fireplace and study off, a large open plan living kitchen with electric underfloor heating, seating area, dining area and central island. Off the kitchen is a recess with solid wood feature cabinets, a second recess (office/play area) with sliding door to patio, walk-in pantry and large laundry/boot room, toilet and door to the rear garden/patio. To the other side of the kitchen is a large family room with bifold doors to garden and a separate staircase leading up to bedroom 5 with ensuite. This area could lend itself to being used as a self-contained annexe, ideal for multiple generation living.

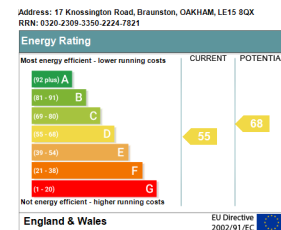
The feature split staircase leads to a striking galleried landing above, giving access to a large master bedroom with fitted wardrobes and modern ensuite shower room. Bedroom 2 is a dual-aspect double room with a large ensuite bathroom featuring a separate shower and bathtub. Bedroom 3 is a very spacious double bedroom, with a den/snug area off. Bedroom 4 is a good size L-shaped double room. A modern family bathroom services bedrooms 3 & 4.

Externally, the property is approached through a wooden five-bar gate leading to a large block-paved driveway providing parking for several vehicles. There is also a detached double oak-framed car port and a single garage adjoining. A side gate gives access to the beautifully landscaped rear garden, which is fully enclosed with mature trees and hedging to the borders to maintain privacy. A large patio area covers the length of the back and side of the house, offering plenty of space for entertaining and Alfresco dining in the summer months. Other features of the garden include a hot & cold dog shower, raised spacious lawns, a pond and a variety of well-stocked flower beds and lovely open views of countryside behind.

Braunston is a pretty village located in the Rutland countryside, just 2 miles outside of the renowned market town of Oakham and 5 miles from the popular market town of Uppingham. The village itself offers a lovely community with regular village events throughout the year, an active village hall and church and public house. Braunston is also well-recognised for its many walking routes through surrounding countryside and neighbouring villages. The nearby towns both offer excellent amenities and the renowned Oakham and Uppingham Schools. The Georgian town of Stamford is also within easy reach, with the equally prestigious Stamford Endowed Schools. For commuters, direct trains to London Kings Cross are available from Peterborough and Market Harborough stations. Direct trains to London St Pancras are also available from Corby station, which is just 25 minutes' drive away.



Total area: approx. 448.6 sq. metres (4828.8 sq. feet)
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.



Moore V Ltd trading as Moores Estate Agents gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Moore V Ltd trading as Moores Estate Agents does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Moore V Ltd trading as Moores Estate Agents does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and we will try to have the information checked for you.