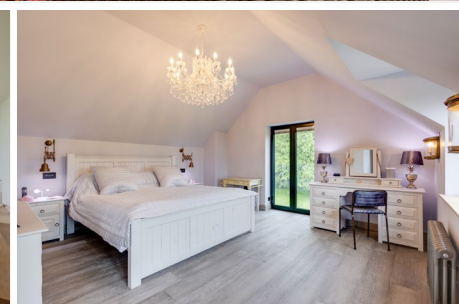
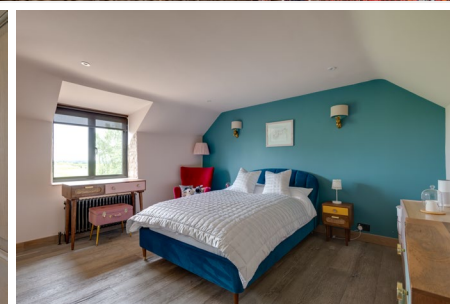




FOXLEY FARM EMPINGHAM







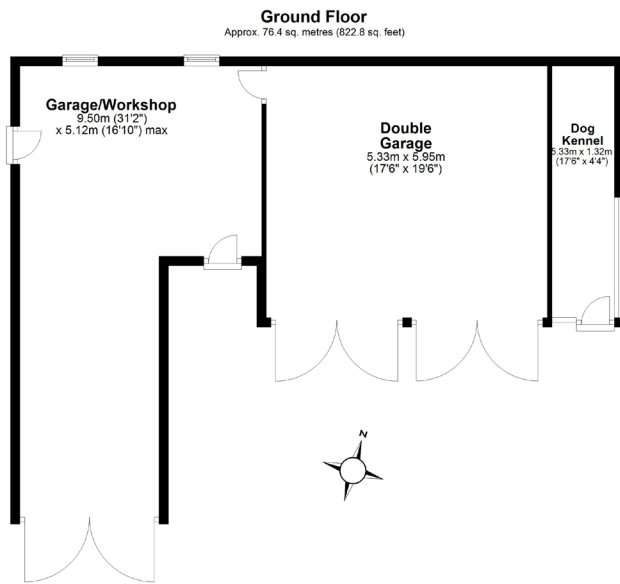
Foxley Farm has recently undergone extensive renovation and extension to now offer quality state of the art living, whilst still retaining many original character features. The property is situated in an idyllic position within grounds of approximately 8 acres, just on the edge of the sought-after village of Empingham with far reaching views of open countryside and Rutland Water beyond.

This is a rare opportunity to purchase an individual countryside property, in a unique private settling whilst still being within equal distance to the popular market towns of Oakham and Stamford.

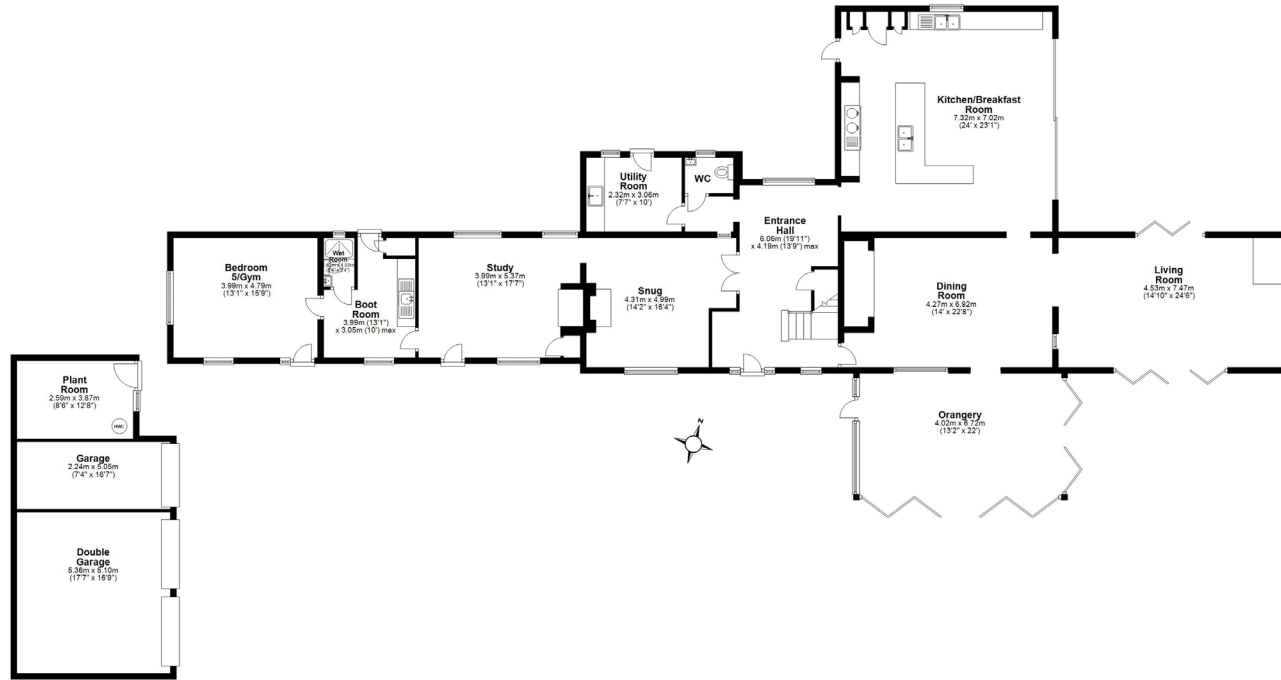
Boasting over 4500sqft of immaculately presented accommodation, you get a real feeling of a no expense spared finish throughout the property. The space comprises an entrance hall, dining room with feature fireplace and wood burner, opening into an orangery with full bifold doors onto the garden terrace, giving a perfect indoor/outdoor feel. The living room is beyond the dining room, also with dual-aspect bifold doors to the garden on both sides. To the other side of the dining room is the stunning open plan breakfast kitchen, with a large central island and breakfast bench, high-end integral appliances and glazed doors onto patio terrace. A separate utility/laundry room and cloakroom is accessed off the entrance hall. The ground floor living continues to the left of the entrance hall, with a snug and study both with feature fireplaces housing wood burning stoves. Beyond the study is a boot room, shower room and gym / ground floor bedroom 5. This end of the property could lend itself to a self-contained annexe, ideal for multiple generation living. The first floor offers a large master suite, featuring a walk-in wardrobe, dressing room, ensuite bathroom with stand-alone nickel bathtub, and two Juliet balconies taking in lovely views of open countryside. Bedroom 2 offers an ensuite shower room and walk-in wardrobe. Bedrooms 3 and 4 are serviced by a main family bathroom, with separate shower and stand-alone bathtub.

The property is approached by its own private long driveway, leading to a spacious area of parking for several vehicles. There are a number of outbuildings, including a detached brick-built triple garage to the front of the property and to the rear, a recently constructed timber double garage with large workshop adjoining and dog kennel. The landscaped gardens have been beautifully designed, with several patio areas surrounding the property perfect for entertaining and alfresco dining in the summer months. The grounds include a woodland, paddocks and a mini solar farm, contributing to lower running costs and sustainability.

Empingham itself is a sought-after village with excellent amenities including a village store, pub, doctors surgery, primary school and active village hall. Further amenities can be found in the nearby market towns of Oakham and Stamford, both incredibly popular for their many facilities and excellent schooling including the independent Stamford Endowed Schools and Oakham School – and also Uppingham School which now offers day boarding. The area is well connected by road, with the A1 located less than four miles away, giving easy access to both Peterborough and Grantham train stations with mainline trains to London in approximately one hour.



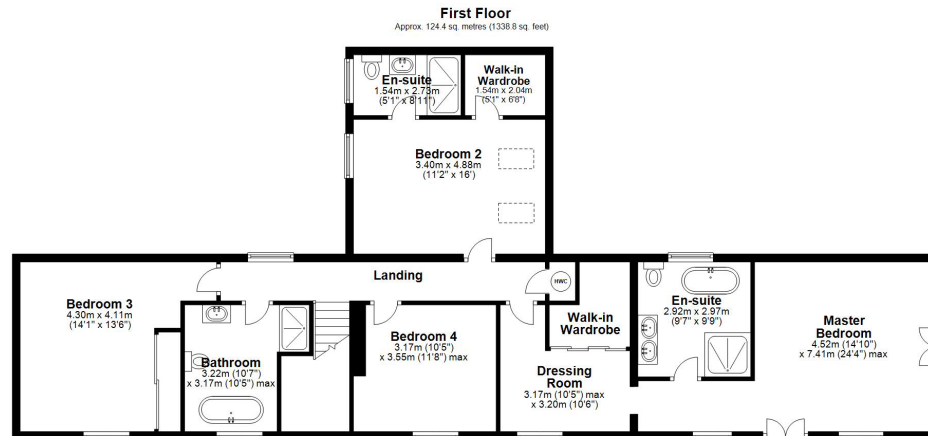
Ground Floor
Approx. 301.2 sq. metres (3241.6 sq. feet)



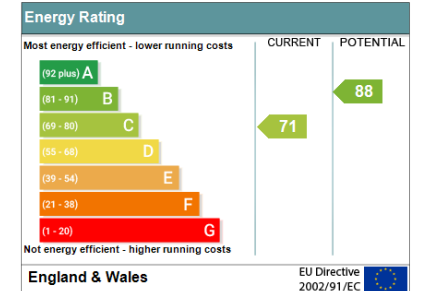
Total area: approx. 76.4 sq. metres (822.8 sq. feet)

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.

Total area: approx. 425.5 sq. metres (4580.4 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.



Address: Foxley Farm, Whitwell Road, Empingham, OAKHAM, LE15 8...
RRN: 2498-3038-3205-2304-2204



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