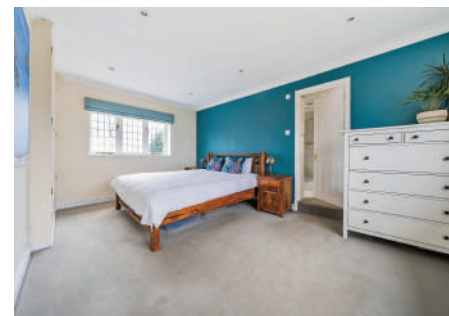




# ROA HOUSE BURLEY











Roa House sits on a substantial and private plot boasting beautiful countryside views to the front and rear.

This impressive four bedroom detached home positioned within the popular village of Burley-On-The-Hill offers spacious and versatile accommodation. With a total area of approximately 2,728 sq. ft., including a double garage. The property boasts a well-thought-out layout designed for both comfort and practicality.

Upon entering, you are welcomed by a generous hallway leading to a bright and airy reception room, featuring a bay window and direct access to the conservatory. The conservatory itself provides a fantastic space to enjoy garden views while allowing plenty of natural light to flood in. A new Nathaniel Oliver kitchen, complete with a central island and ample workspace is positioned at the heart of the home. Adjacent to the kitchen, a separate utility room offers additional storage and laundry facilities, while the formal dining room is perfect for hosting dinner parties. The ground floor also offers a double bedroom, offering flexibility for use as a, guest room, or playroom. Upstairs, the first floor accommodates three well-proportioned bedrooms, including two ensuite bathrooms, a well-appointed family bathroom and study.

Externally, the property benefits from a detached double garage, ample driveway parking and feature pond . Roa House is ideal for those seeking a generous living space in a peaceful village setting that offers an abundance of bird life and astronomy.

Renowned Burley-On-The-Hill is superbly situated just a couple of minutes away from the pretty market town of Oakham with its independent shops, restaurants, train station and the renowned Oakham School and Brook Hill.



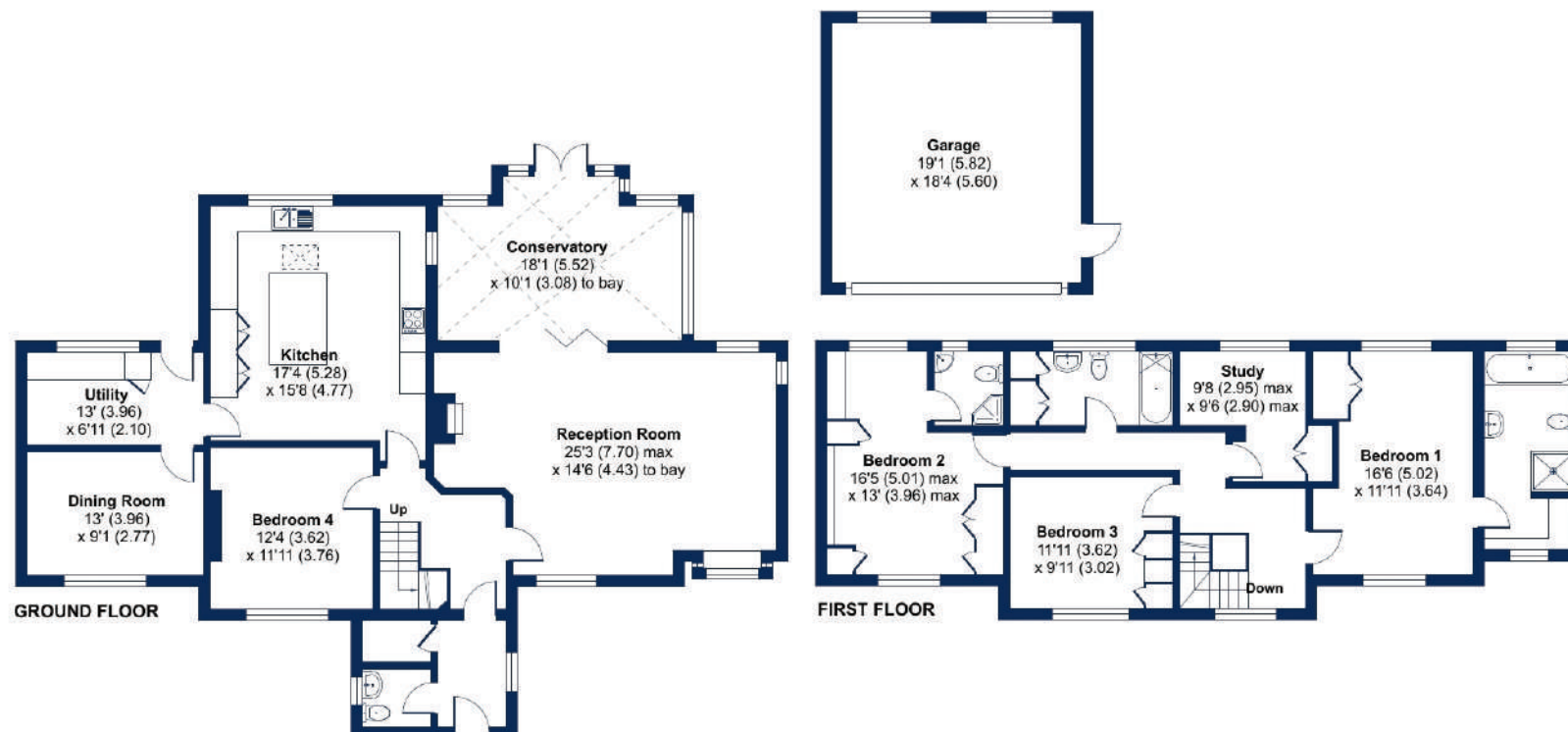
## Cottesmore Road, Burley, Oakham, LE15

Approximate Area = 2377 sq ft / 220.8 sq m

Garage = 351 sq ft / 32.6 sq m

Total = 2728 sq ft / 253.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Moores Estate Agents. REF: 1243415



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