

# THE OLD VICARAGE LANGHAM











The Old Vicarage is an elegant country home with beautifully proportioned rooms, high ceilings, and an abundance of natural light. The spacious reception rooms enjoy large windows that frame the mature yet easily maintained gardens, creating a seamless connection between indoor and outdoor living.

Set back from the road, the property is approached via a charming entrance leading to a generous gravel driveway, flanked by a stunning mature magnolia tree and a detached garage block. The south-facing gardens are enclosed by characterful brick walls, offering privacy and tranquillity, while a further walled kitchen garden provides an idyllic space for growing produce.

Inside, you are welcomed into a large reception hallway that exudes period charm and character. It is flooded by natural light. The well-designed layout of the ground floor includes a family sitting room, a formal dining room, and a charming breakfast/morning room, all complementing the farmhouse-style kitchen, which features an iconic Aga.

The striking staircase from the reception hallway leads to the first-floor landing, where the principal bedroom enjoys dual-aspect windows and adjoining dressing room / en-suite. Two further double bedrooms and a family bathroom complete this section of the home.

A connecting door leads to the adjoining cottage, which offers remarkable flexibility. It can seamlessly extend the main house with two additional bedrooms and a bathroom or serve as a self-contained annexe with its own ground-floor kitchen, garden, and outbuilding—perfect for multi-generational living, rental income, or guest accommodation.

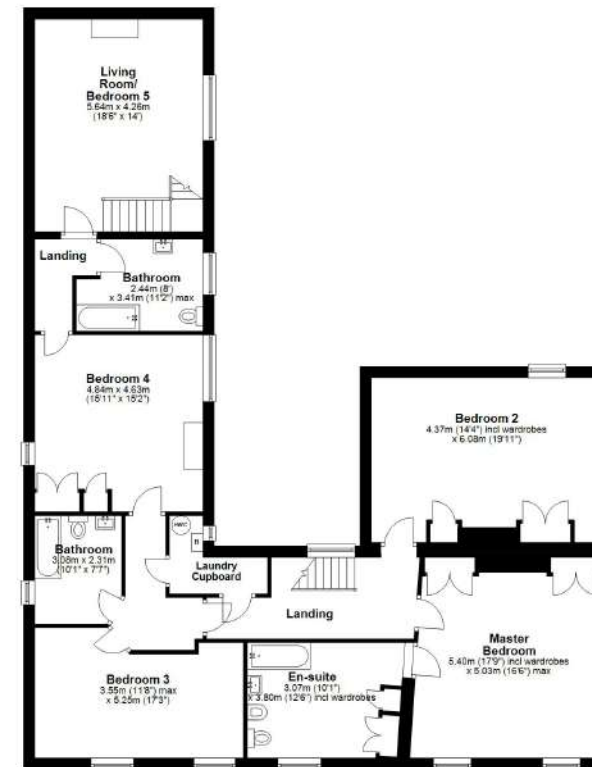
While The Old Vicarage and its cottage have been well maintained, they offer scope for sympathetic modernisation, presenting an exciting opportunity to create a bespoke family home.

Tucked away on the edge of Oakham, this is a rare chance to acquire a characterful yet manageable country residence within easy reach of the town's schools, train station, and amenities.

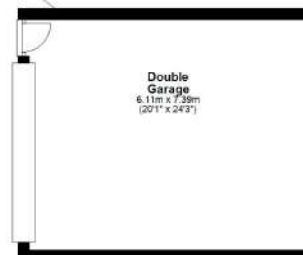
**Ground Floor**  
Main area approx. 165.5 sq. metres (1566.8 sq. feet)  
Plus outbuildings approx. 42.2 sq. metres (453.5 sq. feet)  
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**First Floor**  
Approx. 174.7 sq. metres (1880.0 sq. feet)



Not Rural Plot



Main area: Approx. 360.2 sq. metres (3877.6 sq. feet)

Plus outbuildings approx. 42.2 sq. metres (453.5 sq. feet)

This 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 PlanIt.

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office@mooresestateagents.com  
www.countryequestrianhomes.com