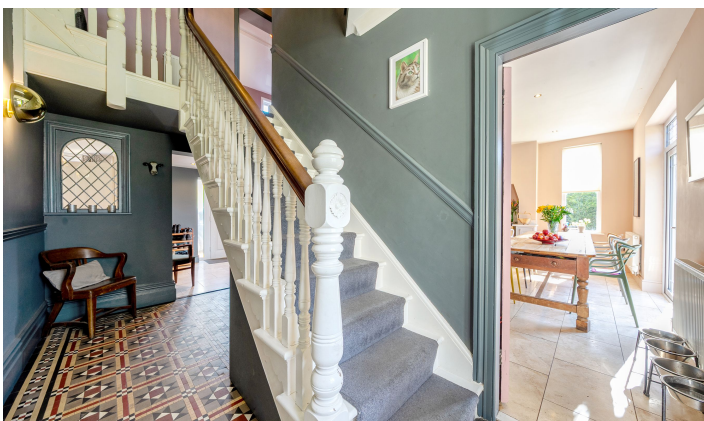




## Braunston Road, Oakham

Stunning four-bedroom detached Victorian property, complete with a two-bedroom self-contained cottage, presents exceptional potential for multi-generational living.



## FEATURES

- Victorian Character & Charm
- Four-Bedroom Detached Main House
- Self-Contained Two-Bedroom Cottage
- Contemporary Kitchen & Dining Space
- Luxurious Master Suite
- Landscaped Gardens & Outdoor Living
- Ample Parking & Garage

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## ACCOMMODATION

This stunning four-bedroom detached Victorian property, complete with a two-bedroom self-contained cottage, presents exceptional potential for multi-generational living, a holiday let, or could be integrated into the main house, subject to necessary permissions.

Recently refurbished to a high standard, the home combines modern living with the charm and character of its period features. Situated on a generous corner plot in a peaceful part of town, the property is still within walking distance of the town centre and train station.

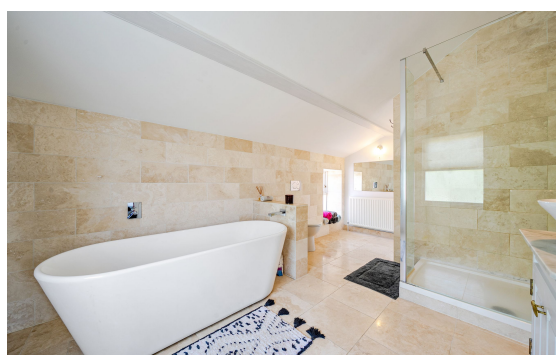
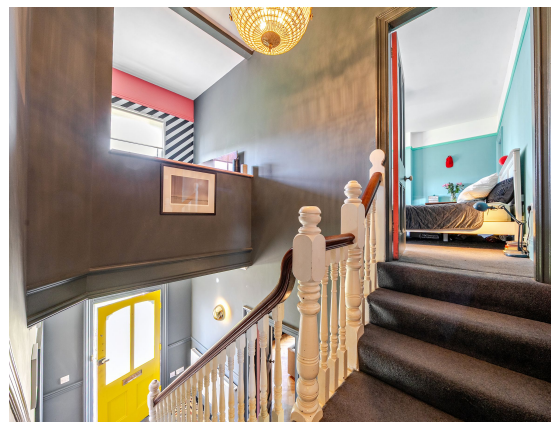
The ground floor of the main house features a welcoming entrance hall with original tiled flooring, a spacious bay-fronted sitting room with parquet floors and a wood-burning stove, and a contemporary kitchen with a Range cooker. There's ample space for a large dining table, and French double doors open to the garden. A rear hallway leads to a utility room with a WC and a dining room.

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## EXTERNAL

On the first floor, you will find a bay-fronted master bedroom with an ensuite that includes a stand-alone tub and separate shower, as well as three additional bedrooms and a shower room.

The self-contained cottage has also been beautifully renovated, with an entrance hall, open-plan living/kitchen/dining area, a downstairs WC, utility space, and two bedrooms as well as independent access into a private garden.

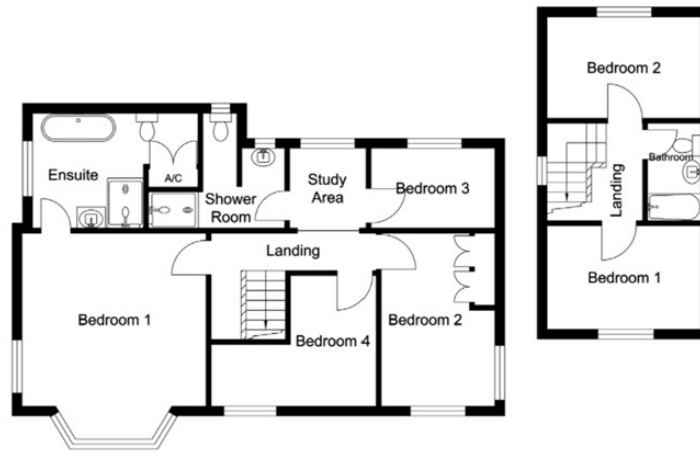
Outside, the property boasts a gated gravel driveway offering off-road parking for several vehicles, plus a single garage. The landscaped gardens provide a high level of privacy, featuring mature trees and hedges, a large lawn, and a recently laid patio ideal for outdoor dining. An outdoor kitchen with a pizza oven and BBQ completes the outdoor space, perfect for entertaining.

Oakham is a lovely market town with an array of shopping and dining options. Every Wednesday and Saturday offer a fresh produce market. Other facilities include doctors and veterinary surgeries, dentists, opticians, and a good range of Local Authority schools together with the private Oakham School.

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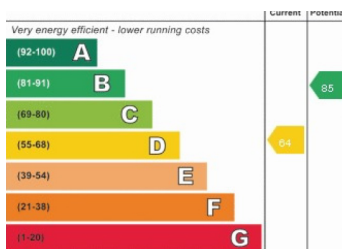
First Floor  
Approximate Floor Area  
1342 sq. ft  
(124.70 sq. m)



Ground Floor  
Approximate Floor Area  
1469 sq. ft  
(136.50 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.

## EPC RATING



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