



# Beauchamp House

OAKHAM

# BEAUCHAMP HOUSE

26 Catmose Park Road, Oakham,  
LE15 6HN

Nestled in a truly enviable and sought-after location, Beauchamp House is an exquisite, detached residence that exudes charm and elegance, set on a stunning plot of just over 0.4 acres (sts). This exceptional property, which could benefit from some modernisation, offers an impressive and versatile layout, designed to maximize the beauty of the magnificent gardens that embrace the home.

Attached to the main house is a single storey building, formerly used as office space, which offers endless possibilities to create a delightful annexe, guest suite, or further family accommodation. With ample parking and a substantial timber building ideal for use as a garage or expansive workshop, Beauchamp House is a home that effortlessly blends luxury and practicality.





## Step Inside

Stepping through the entrance vestibule, glazed doors provide access to an inner reception hallway, where the property's refined character begins to unfold.

To the left, the dual-aspect sitting room invites relaxation, featuring a charming open fireplace and wide French doors that frame breath-taking views of the south facing rear garden.

Adjacent to the sitting room, the elegant dining room with in built storage cupboards and library shelving, forming an open-plan space that seamlessly transitions into a tranquil day room. Here, large windows bathe the room in natural light, creating an idyllic setting to enjoy the ever changing views of the garden throughout the seasons.









The heart of the home is the open-plan kitchen and breakfast room, reimagined by Nathaniel Oliver in 2019. This stylish and contemporary space features an extensive range of classic Shaker style cabinetry, complemented by integrated Neff appliances. A central island with a Quartz worksurface offers generous preparation space, ideal for the discerning chef. The kitchen and day room were thoughtfully extended around 30 years ago, with Velux roof lights, windows, and French doors that draw in an abundance of natural light, allowing you to fully appreciate the splendid garden views. Adjacent to the kitchen is a well appointed utility area, complete with matching cabinetry, space for white goods, and the convenience of the gas-fired boiler.

Completing the ground floor accommodation is a spacious shower room, with a wash hand basin, WC, bidet, and separate shower enclosure.



## First Floor

Upstairs, the first floor offers three generous bedrooms, each benefiting from enchanting views over the rear garden.

The principal bedroom is a sanctuary of tranquillity, enjoying a dual aspect with a glazed door that leads out to a charming balcony area – the perfect spot for morning coffee or evening relaxation.

This floor is completed by a family bathroom, along with a separate WC for added convenience.

## Second Floor

Ascending stairs to the second floor, a large fourth bedroom awaits, once again overlooking the serene rear gardens.

Opposite the staircase is a useful storage or attic space, featuring a delightful "eyebrow" roof window that adds a touch of character to the property's façade.







## Local Amenities

Oakham is an attractive and historic market town with a full range of shops and other facilities, with a traditional farmers' market every third Saturday. Enjoy the many walks, cycling routes and water sports that await at nearby Rutland Water, with numerous local golf courses too.

There are excellent primary and secondary schools with independent schools in the area at Oakham, Stamford and Uppingham. The town is conveniently located for ease of access to major centres such as Leicester (20 miles), Peterborough (25 miles), Uppingham (6 miles) and Stamford (11 miles). Leicester & Peterborough all have main line train services to London.

## Office & Ancillary Buildings

Accessible from the utility room, or it's own door, the adjoining single-storey building was originally believed to have served as garaging before being repurposed by the current owner into functional office space. Comprising two offices and a small workshop, this area presents a wealth of opportunities for those seeking flexible ancillary accommodation, whether for work, guests, or extended family.



## Grounds

Beauchamp House is positioned at the end of Catmose Park Road, an address with historical significance, having once formed part of the formal gardens to Catmose House, now home to the council offices. The approach to the property reveals a wide, block-paved driveway that provides ample parking for several vehicles, ensuring convenience for residents and guests alike. To the west of the plot lies a substantial timber structure, versatile in its use as garaging or a workshop area, catering to a variety of needs.

The rear of the property unfolds into a truly enchanting garden, with a lush, mature lawn that gently slopes towards a woodland coppice. This delightful green space offers a serene and peaceful backdrop, perfect for relaxation and outdoor activities, encouraging a sense of calm and tranquillity throughout the year.

Beauchamp House is a rare gem, combining the charm of a period home with modern amenities, surrounded by glorious gardens that offer an oasis of peace. It is an exceptional residence that promises an unparalleled lifestyle, making it an ideal retreat for those who value beauty, privacy, and comfort.



Beauchamp House, 26 Catmose Park Road, Oakham,  
Rutland, LE15 6HN

## Floorplan

### Total Area Approx:

258.8 sq m / 2785.9 sq ft

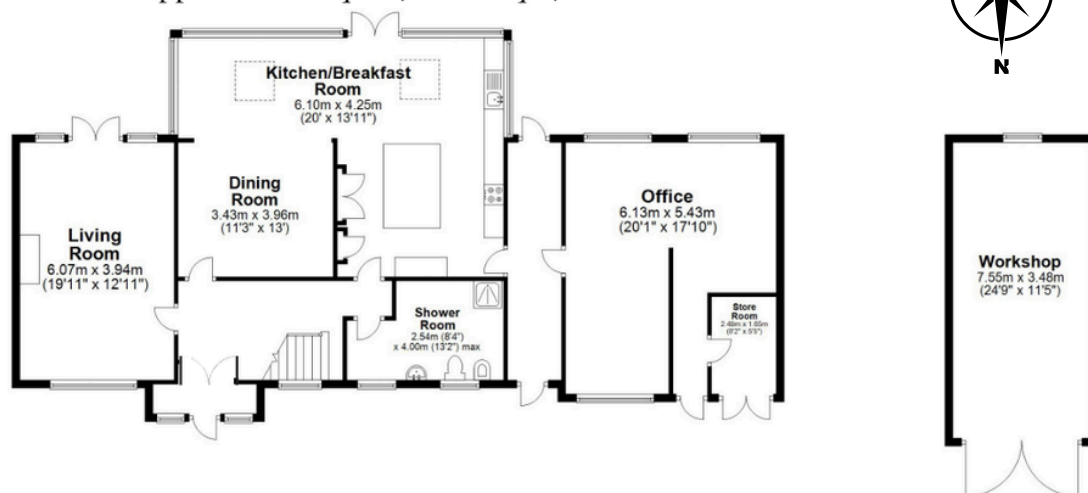
Ground Floor: 169.0 sq m / 1819.2 sq ft

First Floor: 71.9 sq m / 773.9 sq ft

Second Floor: 17.9 sq m / 192.8 sq ft

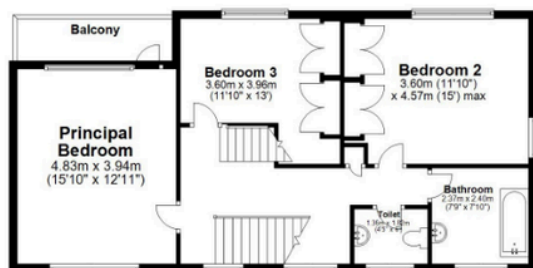
### Ground Floor

Approx 169.0 sq m (1819.2 sq ft)



### First Floor

Approx 71.9 sq m (773.9sq ft)



### Second Floor

Approx 17.9 sq m (192.8 sq ft)



## Fixtures & Fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

## Services

Mains water, drainage, and electric are understood to be connected. The property has gas fired central heating. None of the services nor appliances have been checked by the agent.

## Finer Details

**Local Authority:** Rutland County Council  
**Council Tax Band:** G

**Tenure:** Freehold  
**Possession:** Vacant upon completion

**EPC Rating:** 49 | E  
**EPC Rating Potential:** 72 | C

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



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