



WINSTON HOUSE

LANGHAM



Discover the comforts of new build living in the peace and tranquillity of the countryside at Winston House in Langham. With its rural backdrop, and ease of access to Oakham and Rutland Water, Winston House is a contemporary haven with a host of modern comforts in a charming village setting.

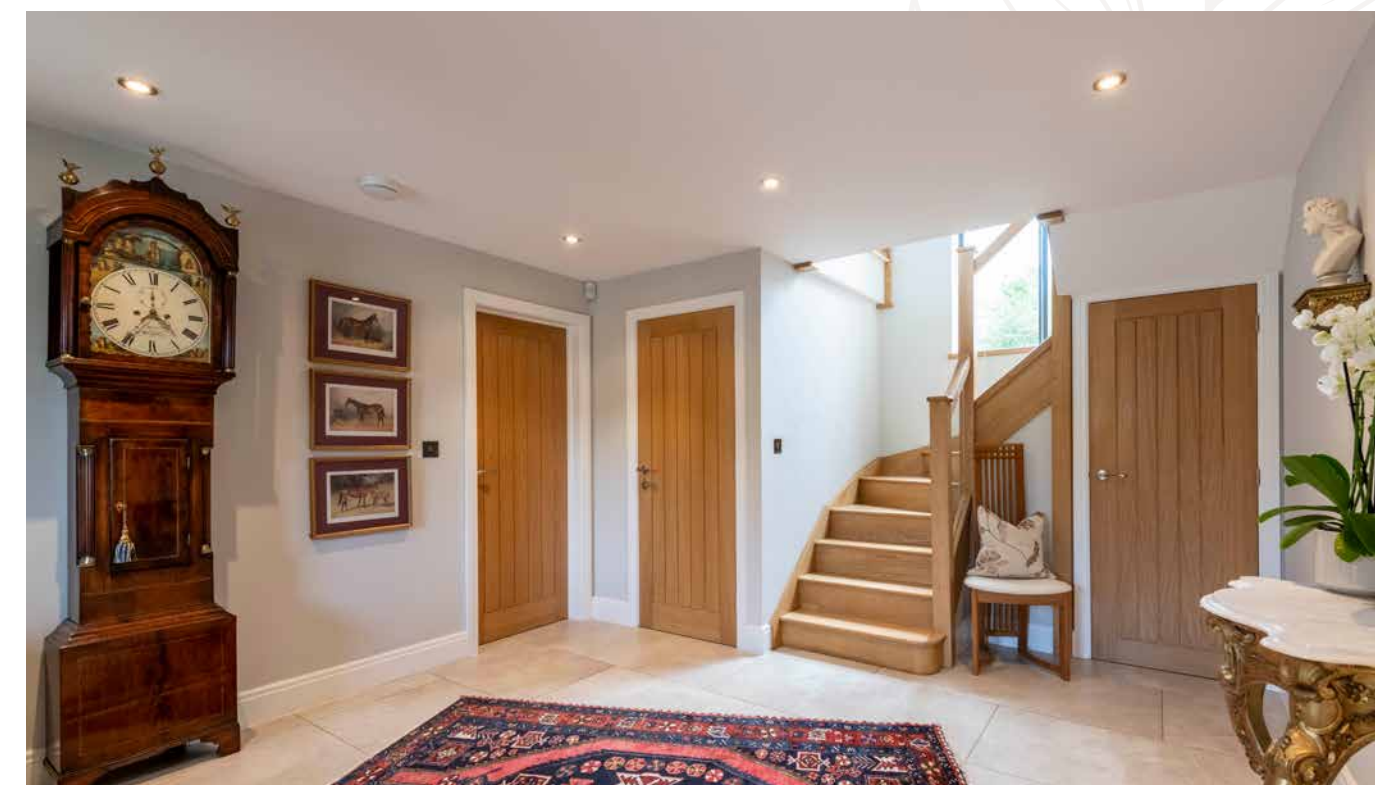
Neatly tucked away along a private driveway off Cold Overton Road, ample parking is available on the block paved driveway ahead of the double garage.



FRESH AND CONTEMPORARY

Built in 2020, Winston House retains its modern, box fresh feel within, stepping into the spacious entrance hallway, warmed by underfloor heating and dressed in silky modern shades.

Stash your coat and shoes in the understairs cupboard, with a contemporary cloakroom also available.



DREAM CUISINE

A celebration of light and space, the modern, open plan family kitchen is the heart of the home. Sun streams in at every opportunity, showering the home in natural illumination, drawn through the rooms via glazed doors.

Streamlined, handleless cabinetry serves two sides of the room, with a spacious central island-breakfast bar seating four. Ideal for entertaining, appliances include double Siemens oven, dishwasher, undermounted sink, induction hob and full-length fridge, with separate utility room to keep your kitchen chore and clutter free.

Wine, dine and unwind, with ample space for a dining table and sofa before a corner of bifolding doors connecting to the private and peaceful garden.



ILLUMINATED SPACES

Light and bright, wide bifold doors frame verdant views over the rear garden from the formal sitting room, making this room a wonderful space to relax.

THE ANNEXE

Winston House is home to a thoughtfully designed one bedroom annexe. Accessed from the sitting room, discover a music room, study and shower room, with staircase rising to a spacious double bedroom. With its own entrance from the driveway, this end of the home is perfect for visiting relatives, or perhaps consider the potential to use the annexe for hosting Airbnb stays.



BLISSFUL BEDROOMS

Light pours in through a window on the turn of the stairs, spilling down the solid wood and glass staircase whilst amply illuminating the large landing.

The principal suite showcases views out over the Rutland countryside through a dramatic wall of windows and French doors which open to a Juliet balcony overlooking the garden and countryside views beyond. Fitted wardrobes provide ample storage, with a luxurious en suite shower room, warmed by underfloor heating.



In the family bathroom, enjoy a soak in the centrally filling bathtub; a separate shower, wash basin and lavatory also feature.

The dual aspect guest bedroom rivals the principal suite for size, and boasts a shower room en suite.



PEACE AND PRIVACY

Outside, the wraparound garden is mainly laid to lawn, offering versatility and providing a safe space for children and pets. South facing and sunny, the garden with its terrace and seating areas, is the perfect place for entertaining in the summer months.

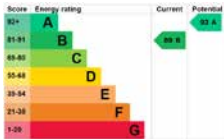


THE FINER DETAILS

Freehold
Detached
Constructed 2020
Plot approx. 0.2 acre
Air Source Heating

Mains electricity, water
and sewage
Rutland County Council, tax
band G
EPC rating B

Ground Floor: approx. 190.8 sq. metres (2,053.9 sq. feet)
First Floor: approx. 139.1 sq. metres (1,496.9 sq. feet)
Total: approx. 329.9 sq. metres (3,550.8 sq. feet)



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ON YOUR DOORSTEP

Perfectly poised on the cusp of Oakham and with easy access into nearby Melton Mowbray, it's easy to see why so many people fall in love with rural life in Langham.

Step outside and explore the locale, admiring the historic homes and architecture, including St Peter and Paul Church, while opposite sits the active village hall where you can sign up to a number of clubs and events.

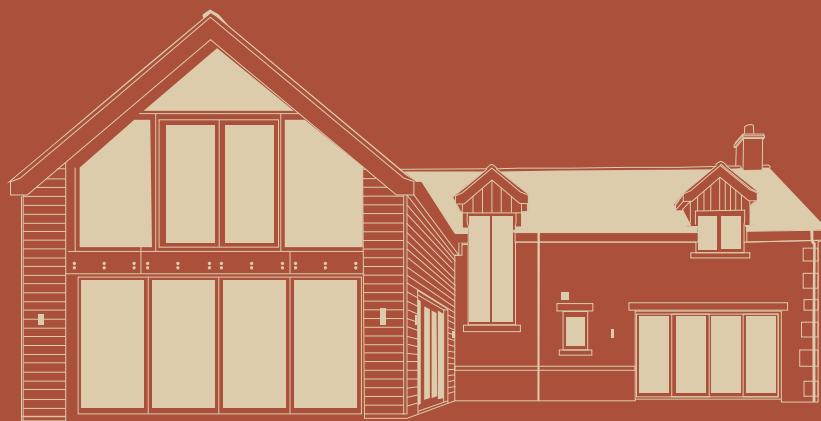
Langham is also home to two popular pubs, The Wheatsheaf and the Old Buttercross, ideal for a refreshing drink after a walk.

Commuting is convenient, nestled off the A606 connecting you to Oakham and Melton Mowbray. Trains from Oakham offer direct links to Stamford, Peterborough, Birmingham, Leicester and Stansted Airport. Onward links from Peterborough Station to London King's Cross make daily commuting a real possibility.

Families are well provided for with highly rated schools close by, including the thriving village primary school, Oakham C of E Primary School and Catmose College. With independent schooling in mind, Oakham School, Brooke Priory, Uppingham

LOCAL DISTANCES

- Oakham 2 miles (5 minutes)
- Uppingham 8 miles (15 minutes)
- Melton Mowbray 9 miles (17 minutes)
- Stamford 13 miles (21 minutes)
- Leicester 21 miles (44 minutes)



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