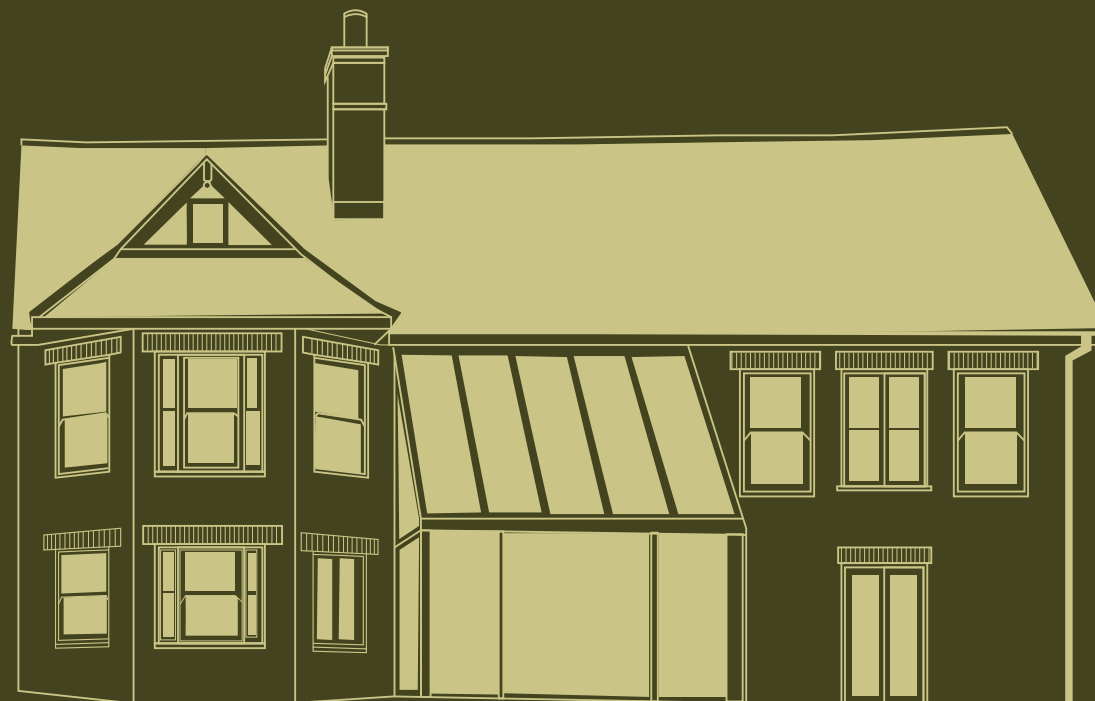




BROOKE HOUSE

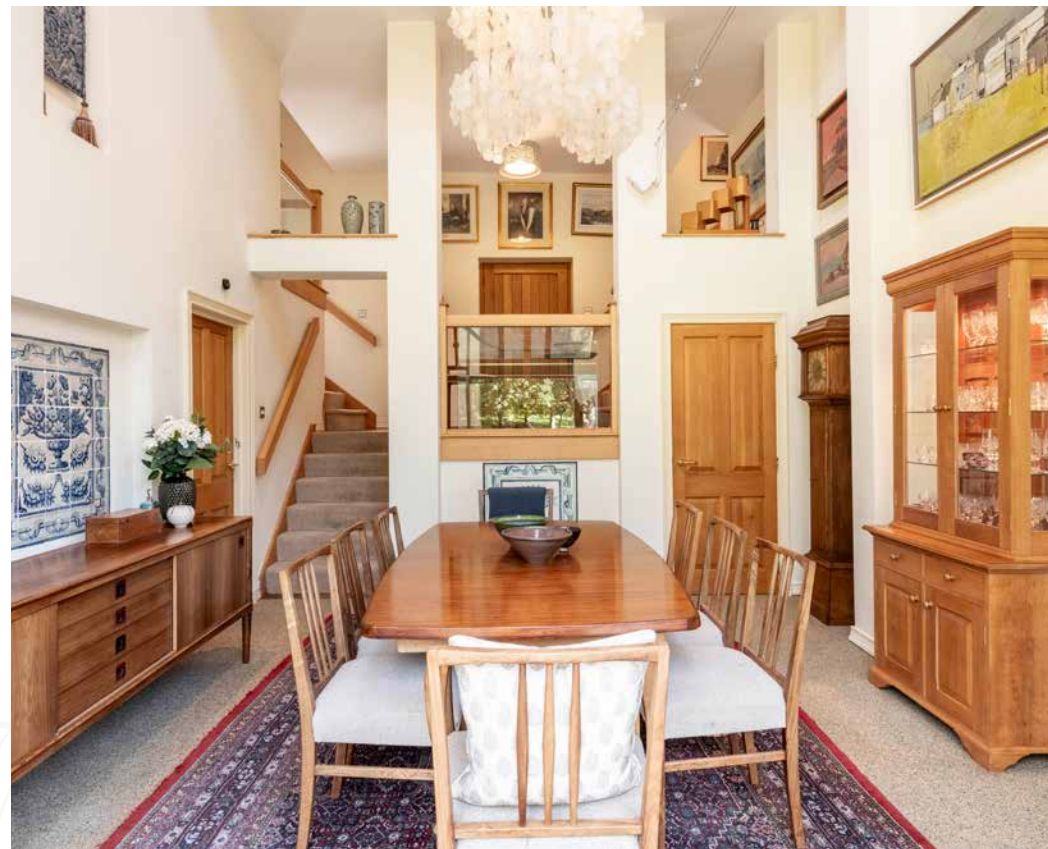
EAST NORTON

In a peaceful fold of the countryside, amidst a cluster of stone cottages gathered around All Saints' Church, discover Brooke House in East Norton, a home whose character, like the watercourse that winds through its garden, runs deep.



Bespoke built in the 1990s and deceptively spacious, the driveway reaches around to the side of the home to reveal an integral double garage. A discerning home, Brooke House only reveals its true character once inside in the entrance hall, where the ceiling height doubles and the light triples, with direct views through the atrium dining hall and garden room.





SAVOUR THE VIEWS

Seasoned with light and garnished with the greenery of the garden views, the dining room sits down from the entrance hall in a large, triple height atrium. Warmed by underfloor heating, the dining room flows on into the garden room, connecting effortlessly with the garden beyond. With direct access to the integral garage, featuring a window to the front and French doors leading out to the garden, consider the potential to create another, large reception room here.

The heart of the home, the dining room leads to the family kitchen, a sociable and inviting space overlooking the garden to the side through a bountiful bay window.

An oil-fired Aga issues toasty cheer in the winter months, with storage abounding in the handmade, solid wood cabinetry that surrounds. Spacious, practical and timeless, there is ample room for a breakfast table for tea and toast pre-school run with the children, and a French door opens out to the terrace and garden.

The utility room offers additional storage and plenty of space for appliances, with access to a handy cloakroom.





LET THERE BE LIGHT

Perfectly positioned windows direct shafts of light onto the stairs rising up to upper ground floor, leading to a warm and welcoming sitting room in one direction.

An ahead of its time bay window floods the room with light from the rear, whilst an exposed brick fireplace saturates the space with warmth. From the sash windows, the garden resembles a Turner canvas, whilst to one side, a glazed nook is the perfect place for a writing desk or a cosy reading chair.

Versatile spaces feature throughout Brooke House; next door to the sitting room lies a smaller reception room, ideal for use as a snug or a home office.



BEDTIME BECKONS

Saturated with light, the principal suite with its arched window and garden views to the rear has its own private shower room en suite and plenty of built-in storage.

At the peak of the home, the guest bedroom, a spacious double is a blissfully private room, with light streaming in from three windows.

A home that defies cliché or convention, traverse the mezzanine landing at the rear, with its glass balustrade overlooking the dining room below, to discover a peaceful study and potential bedroom facing the front.

Stairs lead up to a pristine shower room, serving two further bedrooms – including the quirky ‘triangle room’ where watercolour vistas of the garden await.

GLORIOUS GARDENS

Accessed effortlessly from the garden room for perfect indoor-outdoor living, the garden opens in full splendour - a private haven of colour, texture and light.

Lush lawns are framed by mature borders that shift in size, fragrance and hue throughout the seasons, while tall trees lift the eye to a soft, green canopy without stealing the sunshine. At the treeline, the brook, for which the home is named, winds its way along - a gentle, babbling soundtrack to life outdoors.

Beyond the fence, orchard-like paddock land brims with fruit trees, heavy with apples and pears in late summer (there is plenty of space in the potting shed at the front for picking paraphernalia). Peaceful and secluded, the garden encapsulates the serenity of space and stillness in fitting complement to the home's quiet confidence, where the full breadth of its scale and beauty is revealed from the rear, framed by the double-height orangery and its stone terrace.

Tucked off a quaint country lane, parking is plentiful along the block paved and gravel driveway, softly fringed by mature borders.



A home of grand proportions, for those discerning enough to test its waters, Brooke House is unforgettably unique, and enduringly accommodating.



THE FINER DETAILS

- Freehold

Detached

Built 1996

Plot approx. 0.8 acre

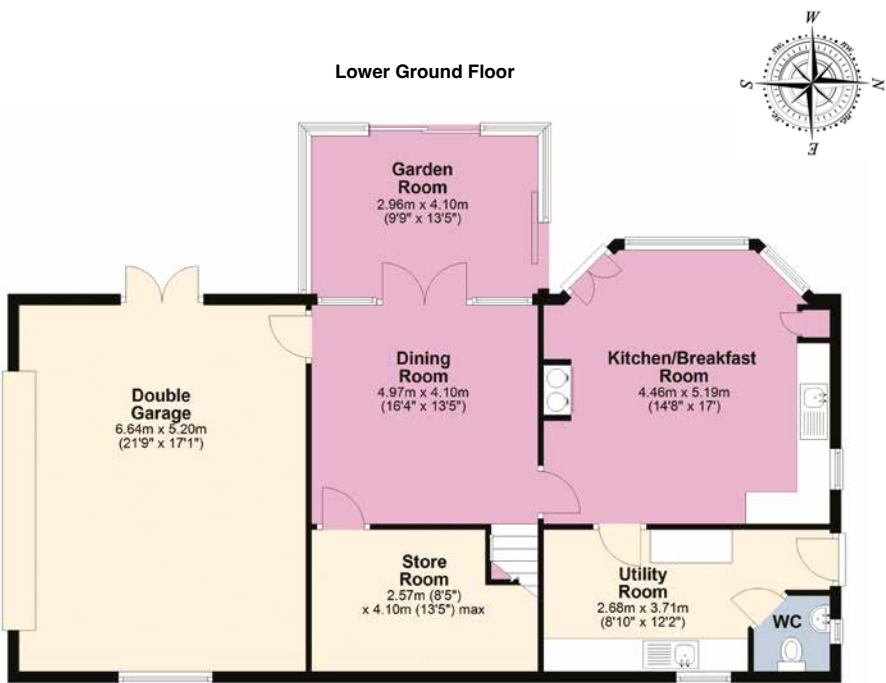
Conservation area
- Oil central heating

Mains electricity & water

Septic tank

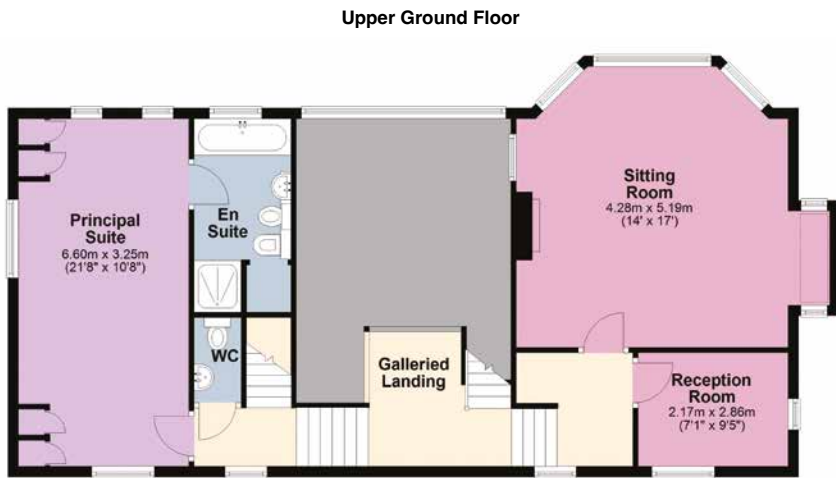
EPC rating D

Harborough District Council, tax band G



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Lower Ground Floor: approx. 78.3 sq metres (843.3 sq. feet)
Upper Ground Floor: approx. 81.5 sq. metres (877.6 sq. feet)
First Floor: approx. 67.3 sq. metres (724.8 sq. feet)
Total: approx. 227.2 sq. metres (2,445.7 sq. feet)
Garage: approx. 34.5 sq. metres (371.7 sq. feet)



NEAR AND FAR

Tucked into the rolling hills of east Leicestershire, East Norton is a picture-perfect village defined by its peaceful pace of life. At its centre stands the ancient parish church of St Mary, while the village hall provides a welcoming hub for community events and gatherings.

Everyday needs are easily met in nearby Hallaton and Tugby, both with primary schools, village stores, and inviting pubs. Just a short drive away, the market town of Uppingham offers a wealth of independent shops, cafés, and delicatessens, while Oakham, Market Harborough, and Leicester provide wider shopping, dining, and leisure opportunities.

The surrounding countryside is a walker’s delight, with footpaths and bridleways threading through farmland and hedgerows - perfect for weekend rambles and dog walks. Families benefit from excellent schooling, with respected local primaries, secondary options in Uppingham and Oakham, and acclaimed independents such as Uppingham School, Oakham School, and Leicester Grammar.

Despite its tranquil feel, East Norton is well connected. The nearby A47 offers swift routes to Leicester and Peterborough, while mainline trains from Market Harborough, Oakham, or Leicester reach London St Pancras in under an hour.

LOCAL DISTANCES

- Uppingham 6.7 miles (10 minutes)
- Oakham 12 miles (18 minutes)
- Oakham 12 miles (18 minutes)
- Market Harborough 13 miles (25 minutes)
- Leicester 14 miles (32 minutes)
- Stamford 18 miles (28 minutes)



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