



Hurfords

12 Hannahs Field, Ridlington Freehold £765,000

Key Features



- 4 Bedroom Detached Property
- Beautifully Presented
- Generous Living Accommodation
- Large Landscaped Garden
- Off Road Parking

Welcome to this stunning four-bedroom detached home, nestled in the serene and sought-after area of Ridlington, just a short drive from the charming town of Uppingham. Perfectly designed for modern family living, this property offers an abundance of space, style, and comfort, making it an ideal choice for those seeking a tranquil yet convenient lifestyle.

Ground Floor:

Three Exquisite Reception Rooms:

Lounge: Step into the elegant lounge, where a striking wood-burning stove takes centre stage, offering warmth and ambiance on those chilly evenings. French doors seamlessly connect the indoor space to the beautifully landscaped garden, creating a perfect flow for entertaining or relaxing.

Formal Dining Room: Perfect for hosting dinner parties, this sophisticated space is ready to welcome family and friends for unforgettable meals and celebrations.

Expansive Family Room: The generously extended family room offers endless possibilities, whether you need a playroom, home office, or an additional space for family gatherings. Its versatile layout ensures it will meet all your needs.

Modern, Thoughtfully Designed Kitchen: The heart of the home, this contemporary kitchen is as functional as it is



Holly House, Hannahs Field, Ridlington, Oakham

Approximate Gross Internal Area

Main House = 216 Sq M/2325 Sq Ft

Garage = 60 Sq M/646 Sq Ft

Outbuilding = 12 Sq M/129 Sq Ft

Total = 288 Sq M/3100 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

stylish. Cleverly zoned, it includes a dedicated utility space, making everyday tasks a breeze. With sleek finishes and ample storage, it's a culinary dream come true.

First Floor:

Four Spacious Bedrooms:

Master Suite: The luxurious master bedroom is a true retreat, complete with an en suite shower room and built-in storage, offering the perfect blend of comfort and convenience.

Three Additional Bedrooms: Each bedroom is generously proportioned, providing plenty of space for family members or guests. They share a beautifully appointed family bathroom, featuring a bath with a shower overhead, a basin, and a WC.

Loft Potential: Looking for more space? The loft, accessed via a ladder, offers excellent potential for future expansion, whether you're considering an additional bedroom, office, or creative studio.

External Features:

Impressive Frontage: A spacious driveway leads to the double garage, which has been thoughtfully converted to include a workshop space with storage above, catering to both practical needs and hobbies.

Enchanting Rear Garden: The garden is a true oasis, wrapping around the entire house with meticulously landscaped mature beds, trees, and lush grass-perfect for children to play or for hosting garden parties. The addition of a charming summer house and picturesque field views creates an idyllic spot for unwinding on warm summer evenings.


This remarkable home offers a rare opportunity for growing families to enjoy an expansive, well-appointed living space in a peaceful, countryside setting. With its blend of classic charm and modern amenities, this property is not just a house-it's the perfect place to call home.

To view this property call Hurfords on: 01572 821777

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