



Threeways, Clipsham Road, Stretton,  
Oakham, LE15 7QS

 **NEWTON FALLOWELL**



## Key Features

- 17th Century Detached Cottage
- Rich Heritage & Uniquely Picturesque Village Setting
- Generous Ground Floor Living Accommodation With Scope For Conversion & Expansion (STP)
- Filled With Character & Timeless Charm
- Three Well-Sized Bedrooms & Family Bathroom
- Large Integral Double Garage With Downstairs WC
- Sought-After Stretton Location With Immediate Access To A1
- Front & Rear Easy Maintenance Garden
- Freehold

**£420,000**





An incredible family home with a fascinating history, believed to date back to the 17th century, this substantial stone-built residence is brimming with quirky features, rich heritage, and unique charm. Situated in the heart of the sought-after Rutland village of Stretton, the property presents a rare opportunity to acquire a characterful home with scope for light modernisation, in a location ideal for commuting families thanks to its immediate access to the A1.

The property is entered via a traditional porch that opens into a welcoming entrance hall, offering direct access to the principal living spaces. To the right lies a spacious dining room, filled with natural light from dual aspects and complete with period character, making it a warm and inviting family hub. From here, steps lead through to the generous living room, positioned at the front of the home, a perfect layout for entertaining or family gatherings. The kitchen/breakfast room, located adjacent to the dining room, is well-proportioned and practical, with potential for updating to create a modern family kitchen that takes full advantage of the property's generous footprint. From the kitchen, there is access through to a useful storage facility, before leading into the attached double garage, which also incorporates a WC. This area provides exciting scope for conversion into additional living accommodation, should a buyer wish to expand. A separate office is positioned off the dining room, providing flexibility for home working, a snug, or a children's playroom – a feature that reflects the versatile nature of this historic home.



Via the staircase, the first floor leads to a bright hallway. Here, three well-sized double bedrooms are found, each with their own distinct outlook across the front and rear garden, as well as surrounding countryside. Bedroom one enjoys a wonderful sense of proportion and character. A family bathroom completes the first floor accommodation.

Outside, the property enjoys both front and rear gardens. The front garden enhances the traditional kerb appeal of the handsome stone exterior, while the rear garden is fully enclosed and well-maintained, offering a private space



for relaxation and light entertaining. The double garage and driveway provide excellent off-street parking for multiple vehicles, with further potential for conversion or extension subject to planning.

This is a truly rare opportunity to acquire a heritage home with incredible character, adaptable living space, and an enviable village setting.

#### Room Measurements

Entrance Hall 2.55m x 1.98m (8'5" x 6'6")

Dining Room 7.77m x 3.39m (25'6" x 11'1")

Living Room 4.91m x 3.57m (16'1" x 11'8")

Office 3.77m x 1.19m (12'5" x 3'11")

Kitchen/Breakfast Room 7.74m x 2.86m (25'5" x 9'5")

Double Garage 5.83m x 5.27m (19'1" x 17'4")

WC 1.96m x 1.49m (6'5" x 4'11")

First Floor Hallway 7.87m x 3.39m (25'10" x 11'1")

Bedroom One 4.59m x 3.42m (15'1" x 11'2")

Bedroom Two 3.77m x 2.82m (12'5" x 9'4")

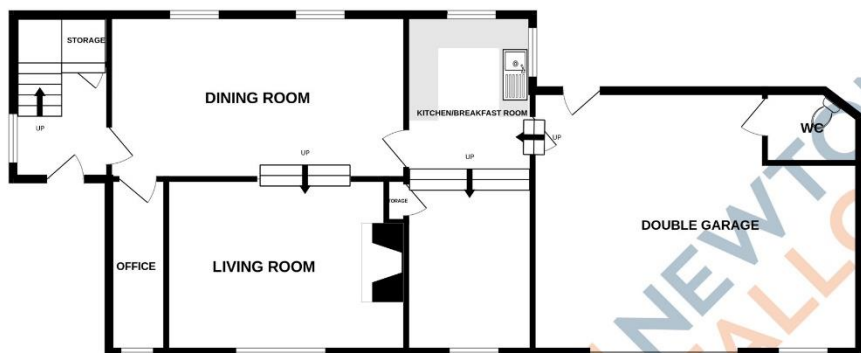
Bedroom Three 3.55m x 2.33m (11'7" x 7'7")

Family Bathroom 2.34m x 2.02m (7'8" x 6'7")





GROUND FLOOR  
1100 sq.ft. (102.2 sq.m.) approx.



1ST FLOOR  
581 sq.ft. (53.9 sq.m.) approx.



STRETTON, OAKHAM, LE15 7QS

TOTAL FLOOR AREA : 1680 sq.ft. (156.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

#### COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council  
Council Tax Band: E

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage, and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.