



CRICKET HOUSE

EMPINGHAM



Tucked within a private, peaceful courtyard, Cricket House enjoys an enviable position within Home Court, on the fringes of the sought-after village of Empingham, just moments from the enduring appeal of Rutland Water.

Within walking distance of the local pub, The Twisted Trout, arrive via the block-paved driveway, where ample parking awaits alongside a double garage.



STEP INSIDE

Built in 2000, a sense of space defines Cricket House from the outset. Beyond the stained-glass front door, depicting the eponymous cricket, a large, tiled porch offers a glimpse through Crittall double doors into the impressive double-height dining hall, where tall windows draw in the surrounding landscape.

Solid oak flooring flows throughout much of the home, infusing a honey-toned warmth, complemented by one or two cosily carpeted rooms. In the central dining hall, light pours in through near floor-to-ceiling windows, while the double-height ceiling and galleried landing enhance the sense of volume. In summer, doors open onto the wraparound garden and terrace, inviting effortless alfresco dining.



FEAST YOUR EYES

Warmth radiates from the modern log burner in the seating area of the family kitchen, where there is ample space to dine both at the table and at the Silestone breakfast island. Blending country character with contemporary elegance, ink-blue, hand-painted Shaker-style cabinetry by Smallbone Kitchens provides generous storage, complemented by a SMEG range oven and freestanding American-style fridge freezer.

Entertaining is effortless, aided by the Quooker hot water tap, while a walk-in pantry keeps everything neatly organised.



FAMILY TIME

Beyond the kitchen, the drawing room offers another inviting space in which to gather. Bathed in light and dressed in soft denim tones, a log-burning stove set within a Stamford Stone surround creates a cosy focal point in winter. Windows to three sides, including French doors opening onto the south-facing terrace, ensure the room is equally suited to summer living.

To the rear, part-glazed doors lead to the garden room, where a spectacular vaulted ceiling draws the blue skies indoors, with garden views on three sides. Doors open directly onto a terrace, strengthening the connection to the outdoors.

Versatile in its design, the snug also provides an ideal study area with peaceful garden views and is generously proportioned to serve as an accessible ground-floor bedroom if required.



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PRACTICAL PLACES

An elegantly finished cloakroom sits off the dining hall, alongside a well-appointed laundry room featuring a wall of fitted storage, plumbing for appliances, and access to the garden via a stable door, as well as internal access to the double garage. A useful boot room area offers built-in hanging space and bench seating.

Cricket House



BEDTIME BECKONS...

From the spacious landing, large enough to accommodate a quiet reading corner, four beautifully proportioned bedrooms await.

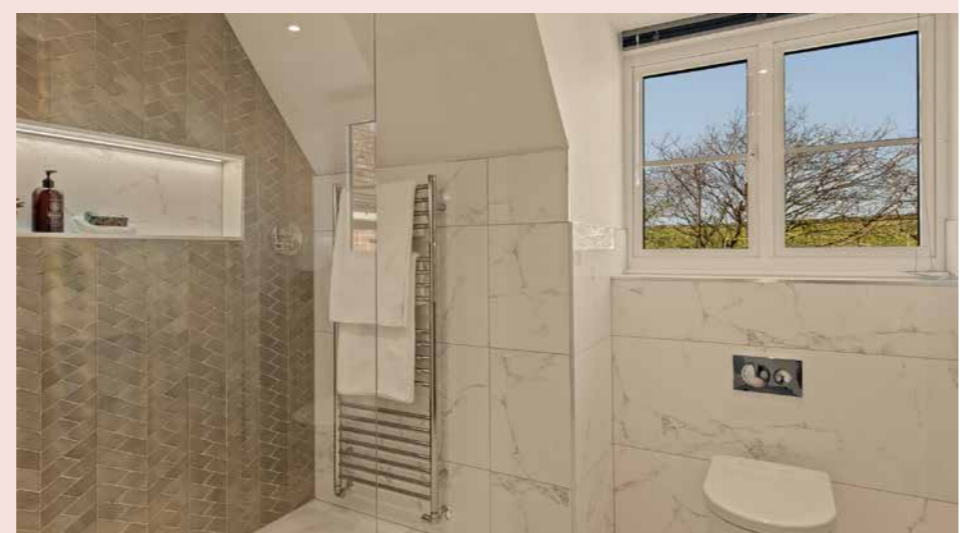
The principal bedroom is bathed in light from windows on two sides and features a deep walk-in wardrobe and a spa-like en suite, complete with a walk-in shower and a freestanding bathtub.

Three further generous double bedrooms follow, all with built-in storage. One enjoys views across the countryside and garden, complete with its own balcony and en suite shower room. A second with garden views also benefits from its own en suite. The third, a beautifully styled dual-aspect bedroom, is served by a recently refurbished, luxurious shower room.





The embodiment of spacious modern living, Cricket House combines contemporary comfort with the warmth and character of a welcoming family home.



WRAPAROUND GARDEN

Encircling the home, the established and landscaped gardens extend to over a third of an acre, with a sunny south-facing terrace ideal for summer barbecues.

Mature planting provides colour, structure and a haven for pollinators, while the lawn offers plenty of space for children and pets. Multiple terraces and carefully shaped hedging create distinct areas to explore, including a charming parterre garden and circular lawn framed by planted borders.

To one side, an additional gated parking area provides further practicality. Tucked away in another corner, a peaceful summer house with adjoining workshop is perfect for quiet moments beneath the veranda.

A glasshouse and kitchen garden complete the setting, while gated access to either side ensures the garden remains private, secure and versatile for all ages.



THE FINER DETAILS

Freehold
 Detached
 Constructed 2000
 Plot approx. 0.32 acre
 Gas central heating
 Solar panels
 Mains electricity, water and sewage
 Double garage with additional gated off-road parking
 Rutland County Council, tax band G
 EPC rating C

Ground Floor: approx. 201 sq. metres (2,163.5 sq. feet)
 First Floor: approx. 181.8 sq. metres (1,956.7 sq. feet)
 Total Home: approx. 382.8 sq. metres (4,120.2 sq. feet)
 Garages: approx. 41.8 sq. metres (449.8 sq. feet)
 Outbuildings: approx. 22 sq. metres (236.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



IN THE LOCALE

Community spirit is in abundance in Empingham, home to the recently opened 'Twisted Trout' pub, and a village which regularly hosts Open Garden events, church fundraisers, concerts and celebrations. Register with the village doctors' surgery just a short walk from Cricket House.

Head to the village cricket club and catch the sport or perfect your swing at one of the local golf courses, including Luffenham Heath, Rutland Water, Burghley Park Golf Club, and Woolfox Golf and Country Club.

Explore the walks on your doorstep, or head to Rutland Water and enjoy a stroll by the water; there is always something new to discover nearby.

There is a primary school in the village with secondary and independent schooling available in nearby Stamford, Oakham and Uppingham.

Commute with ease to London via the Peterborough to Kings Cross direct service, roughly a 45-minute journey. An alternate route from Corby takes you to St. Pancras in a little over an hour.

LOCAL DISTANCES

Stamford 5.3 miles (9 minutes)
Oakham 5.8 miles (9 minutes)
Uppingham 9.6 miles (16 mins)
Peterborough 18.7 miles (24 mins)
Corby 19.8 miles (29 mins)
Leicester 28.2 miles (47 mins)





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