



5 Orchard Close, Egleton

In Excess of £550,000

 **NEWTON FALLOWELL**

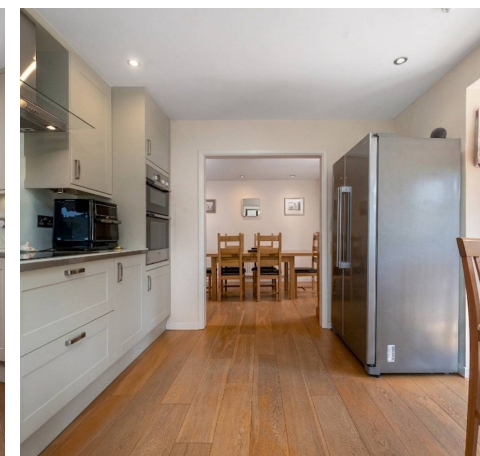
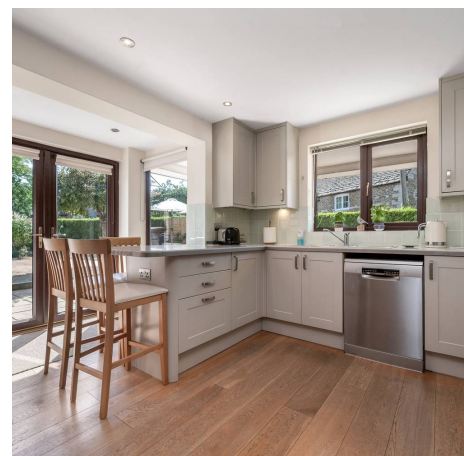
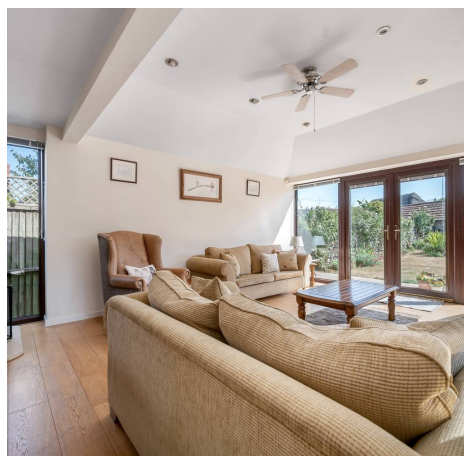
## 5 Orchard Close

### Egleton, Oakham

This exceptional property occupies a superb corner position in a quintessential Rutland village, offering a harmonious blend of modern living and traditional charm. The thoughtfully designed interior layout seamlessly connects generous living spaces with the property's mature garden areas - a truly unique home with real character and quality.

On entrance the home welcomes you with an inviting entrance hall that leads into a spacious open-plan living and dining area, perfect for both relaxing and entertaining. The layout flows into a contemporary kitchen, featuring quality fittings and ample workspace, while large windows and glazed doors fill the home with natural light and frame delightful garden views. Upstairs, three well-proportioned bedrooms provide comfortable accommodation, with two first-floor bathrooms. The property also presents a rare opportunity for multi-generational living, with potential for a self-contained one bedroom annexe, offering versatile space to suit a variety of needs.

The property is set within beautifully maintained, wrap-around gardens that enhance its attractive corner plot. Mature borders, established shrubs, and thoughtfully arranged planting create a sense of privacy and year-round interest, while generous lawned areas provide space for family activities or peaceful relaxation. A paved terrace offers the perfect spot for al fresco dining or morning coffee, with additional seating areas tucked away to enjoy sun throughout the day. The gardens have been lovingly cared for, reflecting the pride of ownership and providing a true sanctuary for those who enjoy outdoor living. Ample driveway parking ensures practical convenience, while the setting within a quiet village lane adds to the sense of exclusivity and peace.





#### Entrance Hall

13' 3" x 12' 0" (4.04m x 3.67m)

#### Reception Room

10' 1" x 9' 11" (3.07m x 3.01m)

#### Dining Room

12' 1" x 9' 11" (3.68m x 3.01m)

#### Living Room

16' 11" x 13' 2" (5.16m x 4.01m)

#### Kitchen / Breakfast Room

13' 6" x 13' 3" (4.12m x 4.04m)

#### Shower Room / Utility Room

11' 4" x 6' 10" (3.46m x 2.09m)

#### Study / Bedroom Four

21' 4" x 7' 4" (6.50m x 2.24m)

#### Bedroom One

11' 3" x 10' 1" (3.44m x 3.08m)

#### En-Suite

6' 5" x 4' 6" (1.95m x 1.38m)

#### Bedroom Two

11' 5" x 9' 10" (3.48m x 2.99m)

#### Bedroom Three

12' 0" x 7' 0" (3.67m x 2.14m)

#### Bathroom

9' 10" x 6' 11" (2.99m x 2.11m)

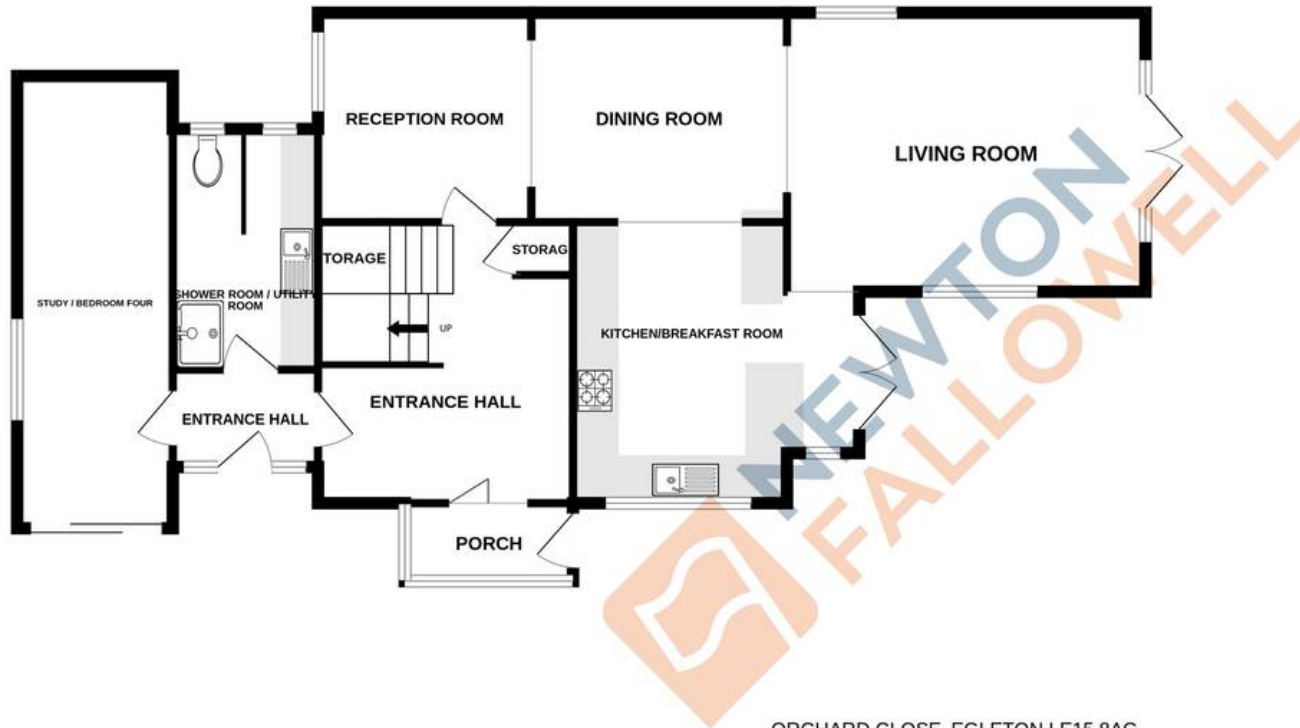
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR  
1054 sq.ft. (97.9 sq.m.) approx.



1ST FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



ORCHARD CLOSE, EGLETON LE15 8AG

TOTAL FLOOR AREA : 1566 sq.ft. (145.5 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.  
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**Newton Fallowell - Oakham**

Newton Fallowell, 24 Catmos Street - LE15 6HW

01572 335005 · oakham@newtonfallowell.co.uk · newtonfallowell.co.uk/oakham

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