



RUDDLE WAY  
LANGHAM, RUTLAND

JAMES  
SELICKS



White shaker-style upper kitchen cabinets with silver handles.

A window with white frames and a view of trees outside.

Three glass globe pendant lights hanging from the ceiling.

White countertop with a silver stand mixer, a toaster, and a bowl of fruit.

A central island with a white countertop and a grey base, featuring a wooden stool and two chairs with woven seats.

White shaker-style upper kitchen cabinets with silver handles.

White countertop with a sink, a toaster, and a blender.

White shaker-style lower kitchen cabinets with silver handles, including a built-in oven.

A built-in oven with a glass door and a control panel.

White shaker-style lower kitchen cabinets with silver handles.

White countertop with a blender and other kitchen items.

Light-colored wood-look tile flooring.

## “... IMMACULATELY PRESENTED, FOUR-BEDROOM FAMILY HOME ...”

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An immaculately presented four-bedroom family home offering spacious living accommodation, off-road parking, garaging, a mature garden, and open views to the rear, set within the popular village of Langham.

Dining Kitchen • Two Reception Rooms • Utility Room, Downstairs Cloakroom • Four Double Bedrooms • Family Bathroom, Two Ensuites • Off-Road Parking, Double Garage • Private Rear Garden with Open Views • Village Location • EPC - TBC •

### Accommodation

Enter the property into a spacious entrance hall, with doors leading to the ground floor accommodation and stairs rising to the first floor. To the rear, the dining kitchen and main living room both feature French doors that frame the views and open out onto the patio and garden beyond. The dining kitchen is generously proportioned and fitted with a good range of shaker-style units, complemented by a variety of integrated appliances and a central island with breakfast bar. The dining area enjoys views over the garden through French doors set within a canted bay window. A door from the kitchen leads into a useful utility room, offering space for white goods and access to the side of the property. The main reception room sits adjacent to the dining kitchen and spans the depth of the property, with windows to the front, French doors to the rear, and a log-burning stove creating a cosy focal point. The ground floor is completed by a versatile study/snug and a downstairs cloakroom.

To the first floor, there are four double bedrooms and three bath/shower rooms. The principal bedroom is positioned to the front of the property and benefits from built-in wardrobes and a spacious en-suite shower room. The guest bedroom also sits to the front and features its own en-suite. The remaining two double bedrooms are located to the rear, enjoying open views, and are served by a family bathroom comprising a shower bath, wash hand basin, low-flush WC, and heated towel rail.

### Outside

Externally, the property offers a tarmac driveway providing off-road parking for two vehicles, along with access to a double garage with up-and-over doors. Pedestrian access to the side leads through to the rear garden. The rear garden is predominantly laid to lawn, with a patio spanning the width of the property and a variety of planted borders providing year-round interest. The garden is enclosed on all sides, offering a good degree of privacy and security, with a half-height rear fence allowing uninterrupted views across the Polo Fields beyond.



### Location

Langham is a vibrant and welcoming village in the heart of Rutland with amenities including a public house, village hall, allotments, children's play area, and the historic St. Peter's Church. Surrounded by beautiful countryside, Langham offers excellent walking routes and outdoor spaces, perfect for nature lovers. The village has a well-regarded primary school nearby, while the market town of Oakham provides a wider choice of schools, shops, restaurants, and a railway station with connections to Leicester, Peterborough, and beyond. With regular bus services linking it to surrounding towns, Langham maintains its peaceful rural charm alongside convenient access to local attractions and services.

### Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.

Rutland County Council – Tax Band F

### Tenure

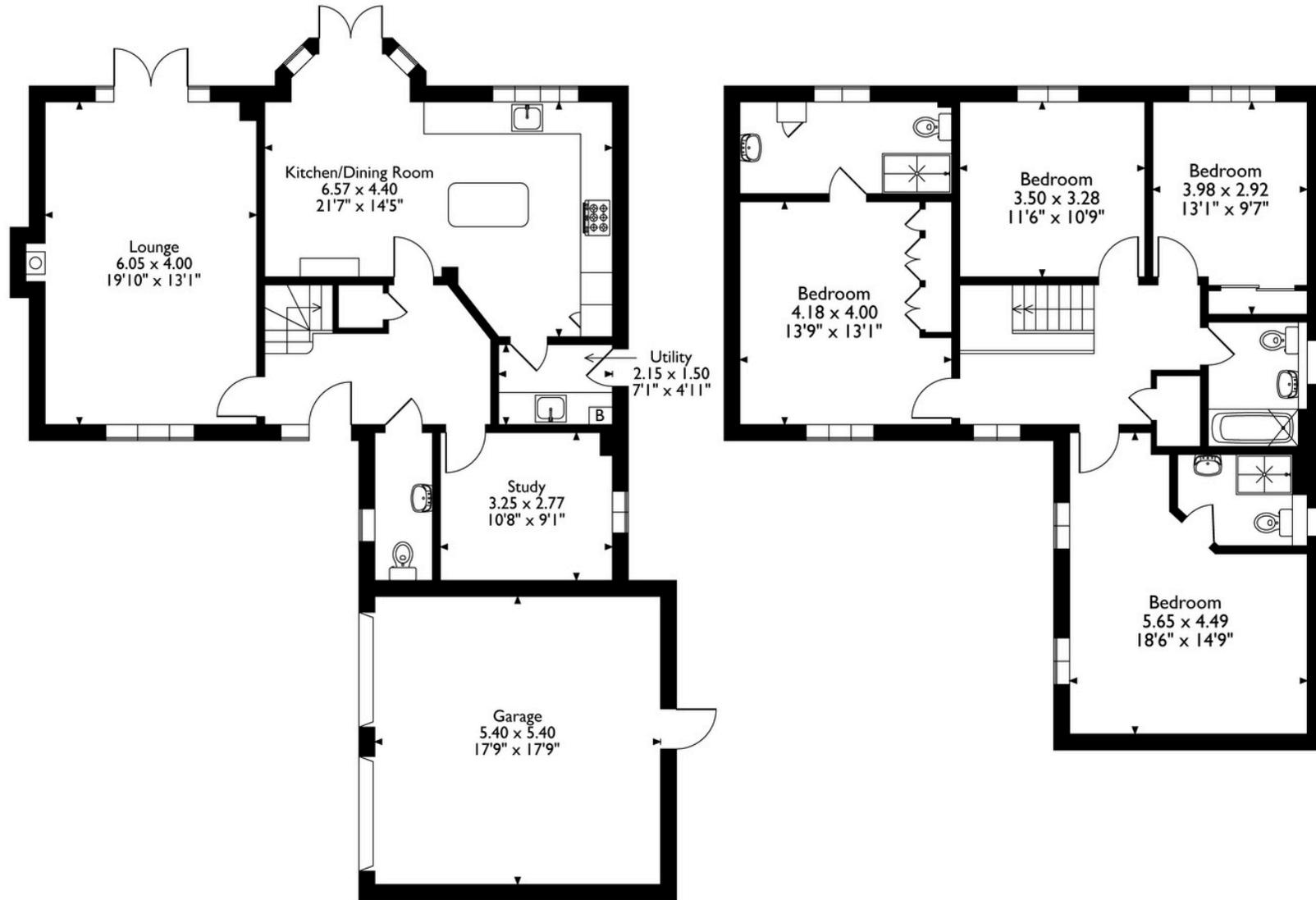
Freehold



35 Ruddle Way, Langham, Oakham, Rutland LE15 7NZ

House Total Approx. Gross Internal Floor Area incl. Garage = 2153 ft<sup>2</sup> / 200 m<sup>2</sup>

Measurements are approximate, not to scale, for illustrative purposes only.



**Ground Floor**

**First Floor**

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.



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IMAGE

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**Measurements and Other Information**

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