



52 Springfield Way, Oakham, LE15 6QA

 **NEWTON FALLOWELL**

4 2 2

## Key Features

- Detached Bungalow With Exceptional Outdoor Space
- Four Bedrooms with En-Suite To Master
- Generous Receptions Rooms With Separate Dining Area
- Rare Opportunity For Expansive Mature Woodland-Style Garden
- Great Opportunity For Downsizees or Growing Families
- Scandinavian Style Detached Yoga Studio
- Off-Street Parking & Single Detached Garage
- Excellent Proximity To Local Schools, Amenities & Transport Links
- EPC Rating D
- Freehold

Offers in Excess of £425,000





A rare opportunity to purchase a truly individual and generously proportioned four-bedroom bungalow, set on a substantial plot within a sought-after residential area of Oakham. Surrounded by a mature woodland-style garden, home to several heritage-preserved trees, this remarkable property offers a unique blend of privacy, tranquillity, and lifestyle potential, just moments from the town centre and its wide range of amenities.

The accommodation is arranged across a spacious and versatile single-level layout, ideal for those seeking ground-floor living without compromise. Entry is via a welcoming hallway which leads into the heart of the home, offering access to both the main living areas and bedroom wing of the property.

The living room is a bright and expansive space, featuring dual-aspect windows and direct garden access, ideal for entertaining and hosting family. Adjacent to the living room, the kitchen is fitted with ample cabinetry and worktop space, with a convenient layout that flows into the formal dining room — perfect for family meals or special occasions.

The bedroom accommodation is well positioned and thoughtfully arranged. The master bedroom is a generous double, with a private en-suite shower room. Bedrooms two and three are both well-sized doubles, while bedroom four offers flexible use as a study or home office, depending on individual needs. A traditional, three-piece family bathroom, large storage cupboard and fully insulated and boarded loft space complete the internal layout.



Outside, the property sits on an exceptional plot rarely seen in this location. The woodland garden is an outstanding feature, with established planting, specimen trees, and ample space to enjoy the outdoors in complete privacy. A detached Scandinavian-style yoga studio offers a peaceful retreat or creative space, while a separate workshop provides useful storage or hobby potential.

To the front, the home enjoys off-street parking for two



vehicles along with a detached single garage.

This is a truly unique opportunity to secure a characterful and spacious home in a prestigious location, offering incredible potential for a range of buyers — from downsizers and those requiring accessible, single-storey living, to families seeking a large outdoor space and a more tranquil lifestyle.

#### Room Measurements

Entrance Hall 5.05m x 4.71m (16'7" x 15'6")

Living Room 6.21m x 3.99m (20'5" x 13'1")

Kitchen 3.99m x 2.78m (13'1" x 9'1")

Dining Room 4.19m x 3.62m (13'8" x 11'11")

Bedroom One 4.19m x 3.78m (13'8" x 12'5")

Ensuite 2.3m x 1.12m (7'6" x 3'8")

Bedroom Two 3.68m x 3.57m (12'1" x 11'8")

Bedroom Three 3.57m x 2.78m (11'8" x 9'1")

Bedroom Four/Study 2.75m x 2.4m (9'0" x 7'11")

Bathroom 2.78m x 1.58m (9'1" x 5'2")



**Plot Boundaries-** The boundary fence to the back of the garden does not truly represent the plot boundary. Please see boundary lines below as per the title deeds. For more information, please contact Newton Fallowell.



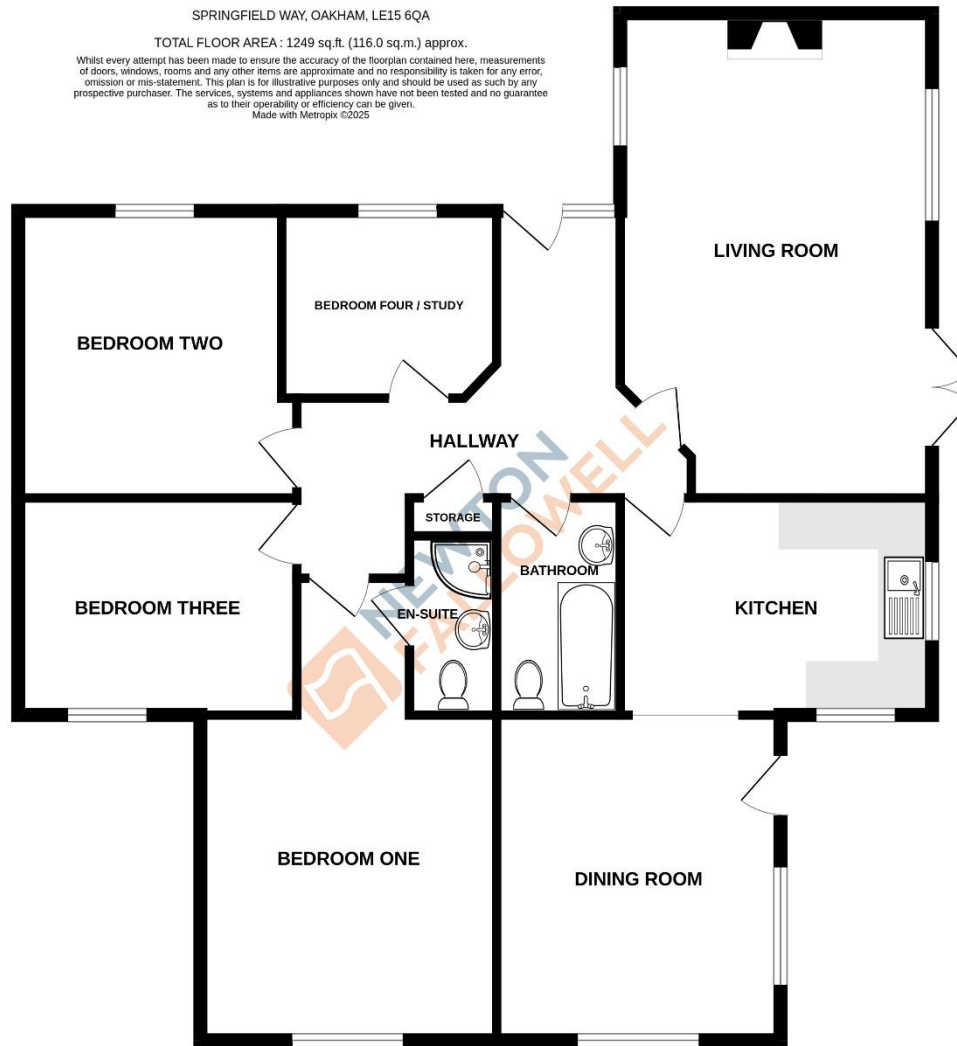


GROUND FLOOR  
1249 sq.ft. (116.0 sq.m.) approx.

SPRINGFIELD WAY, OAKHAM, LE15 6QA

TOTAL FLOOR AREA: 1249 sq.ft. (116.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: Rutland County Council  
Council Tax Band: D

**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 £55 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.