



16 Harewood Close, Langham, Rutland, LE15 7JZ
Guide Price £630,000



Chartered Surveyors & Estate Agents

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16 Harewood Close, Langham, Rutland, LE15 7JZ

Tenure: Freehold

Council Tax Band: E (Rutland County Council)



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DESCRIPTION

An exceptional detached residence, beautifully appointed and thoughtfully extended, set in the heart of a highly sought-after village just moments from the county town of Oakham. Enjoying a mature and private garden, generous off-road parking and a detached garage, this family home offers both presence and practicality in equal measure.

The property provides expansive and versatile accommodation, designed with modern living in mind. Elegant open-plan reception spaces flow effortlessly, complemented by quality fixtures and refined finishes throughout.

Benefiting from gas central heating and full double glazing, the stylishly appointed interior is arranged over two storeys and can be summarised as follows:

GROUND FLOOR: Entrance Porch, Hallway, WC, Sitting Room, Study, Snug, Sun Room, open-plan Kitchen/Dining Room, Utility Room; **FIRST FLOOR:** Master Suite of large Bedroom and Bathroom with claw-foot bath, three further Double Bedrooms, Family Bathroom with contemporary freestanding bath.

ACCOMMODATION

GROUND FLOOR

Entrance Porch 3.40m x 2.90m (11'2" x 9'6")

Entrance door, radiator, loft hatch, alcove cupboard with fitted shelving, internal glazed door to Hallway.

Hallway

Wood floor, built-in store cupboard, staircase with turned spindles leading to first floor.

WC

Contemporary white suite comprising low-level WC and rectangular hand basin with mixer tap and cupboard beneath, half-tiled walls, tiled floor, high-level window to front.

Sitting Room 6.66m to bay x 3.93m (21'10" to bay x 12'10")

Feature carved timber fireplace surround with raised hearth, radiator, wood floor, bow window to front, French doors with matching side panels giving access to rear garden.

Study 2.59m max x 2.26m (8'5" max x 7'4")

Radiator, laminate floor, window to side.

Snug 3.86m x 3.20m (12'8" x 10'6")

Wood floor, opening to Sun Room.

Sun Room 3.20m x 2.82m (10'6" x 9'3")

Wood floor, dual-aspect windows to side and rear, two Velux windows, opening to Kitchen/Breakfast Room.

Open-plan Kitchen/Dining Room 8.13m x 3.25m overall (26'8" x 10'8" overall)

comprising:

Kitchen Area

Stylishly equipped with a range of bespoke units

incorporating wooden work surfaces extending to breakfast bar area, inset square sink with mixer tap above, base cupboard and drawer units, matching eye-level wall cupboards and glass-fronted cabinet. Space for range-style cooker with stainless steel extractor hood over, space for undercounter dishwasher, space for American-style fridge-freezer.

Tiled splashbacks, slate tiled floor, dual-aspect windows to sides, access door to Utility Room.

Dining Area

Radiator, wood floor, window to side, aluminium bi-fold doors opening to composite decking area and rear garden beyond.

Utility Room 2.11m x 2.11m (6'11" x 6'11")

Fitted units incorporating granite-effect worktops with tiled splashbacks, inset single drainer stainless steel sink with mixer tap, base and matching wall-mounted units.

Slate tiled floor, two undercounter appliance spaces (one of them with plumbing for washing machine), wall-mounted Worcester gas-fired central heating boiler, half-glazed external door to side.

FIRST FLOOR

Gallery-style Landing

Radiator, hand rail with turned spindles, loft access hatch, window to front.

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Master Bedroom 8.28m max x 3.28m (27'2" max x 10'9")

Radiator, wood floor, window overlooking rear garden, high-level window to side.

En-suite Bathroom 3.23m x 2.31m (10'7" x 7'7")

Appointed with a Victorian-style white suite comprising low-level WC, pedestal hand basin and freestanding roll-top, claw-foot bath with central mixer tap and hand-held shower attachment. Tiled splashbacks, tiled floor, radiator, window to side.

Bedroom Two 4.52m x 3.91m (14'10" x 12'10")

Radiator, wood floor, window overlooking rear garden.

Bedroom Three 4.11m x 3.35m (13'5" x 10'11")

Radiator, window overlooking rear garden.

Bedroom Four 3.91m x 2.13m (12'10" x 7'0")

Radiator, wood floor, window to front.

Bathroom 2.51m x 2.26m (8'3" x 7'5")

Contemporary white suite comprising low-level WC, pedestal hand basin and freestanding, double-ended bath with central mixer tap and hand-held shower attachment, separate corner shower cubical with Triton power shower, chrome heated towel rail, tiled walls, tiled floor, window to side.

OUTSIDE

Detached Garage 5.08m x 4.60m (16'8" x 15'1")

Light and power, manual up-and-over door, window to side, personnel door to side, outside tap.

Gardens

The open-plan frontage of the property is laid to gravel to give access to the garage and provide additional off-road parking for three vehicles.

A wrought-iron hand gate between the house and the garage links front and rear of the property.

The fully enclosed and generously-proportioned rear garden is privately screened by mature conifer hedging and trees and has been professionally landscaped to feature a composite decking area immediately to the rear of the house, lawn with well-stocked borders and a further large, secluded timber-decked seating area with wood balustrade and rustic wood pergola above at the top of the garden.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
EE - good outdoor, variable in-home
O2 - good outdoor
Three - good outdoor
Vodafone - variable outdoor
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

LANGHAM

Langham is a Rutland village 1.5 miles to the north-west of Oakham. In the village there is a school, church, active village hall used for exercise classes and functions and a public house.

There are other facilities which can be found in Oakham including a range of shops, schools, doctors, dentists, opticians etc.

For commuters, there is a railway station at Oakham where there are services to Leicester, Birmingham and Peterborough and from the latter there is a good train service to London, King's Cross. Langham is also within driving distance of a number of centres including Leicester, Melton Mowbray, Peterborough, Corby and Kettering.

Sporting facilities in the area include football, cricket, rugby, golf, tennis and bowls, all of which are available within a few miles. Rutland Water is on the doorstep where one can enjoy outdoor pursuits including fishing, windsurfing, sailing, cycling, birdwatching or a stroll along the tranquil shores.

COUNCIL TAX

Band E
Rutland County Council, Oakham 01572-722577

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INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not

constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given

without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.





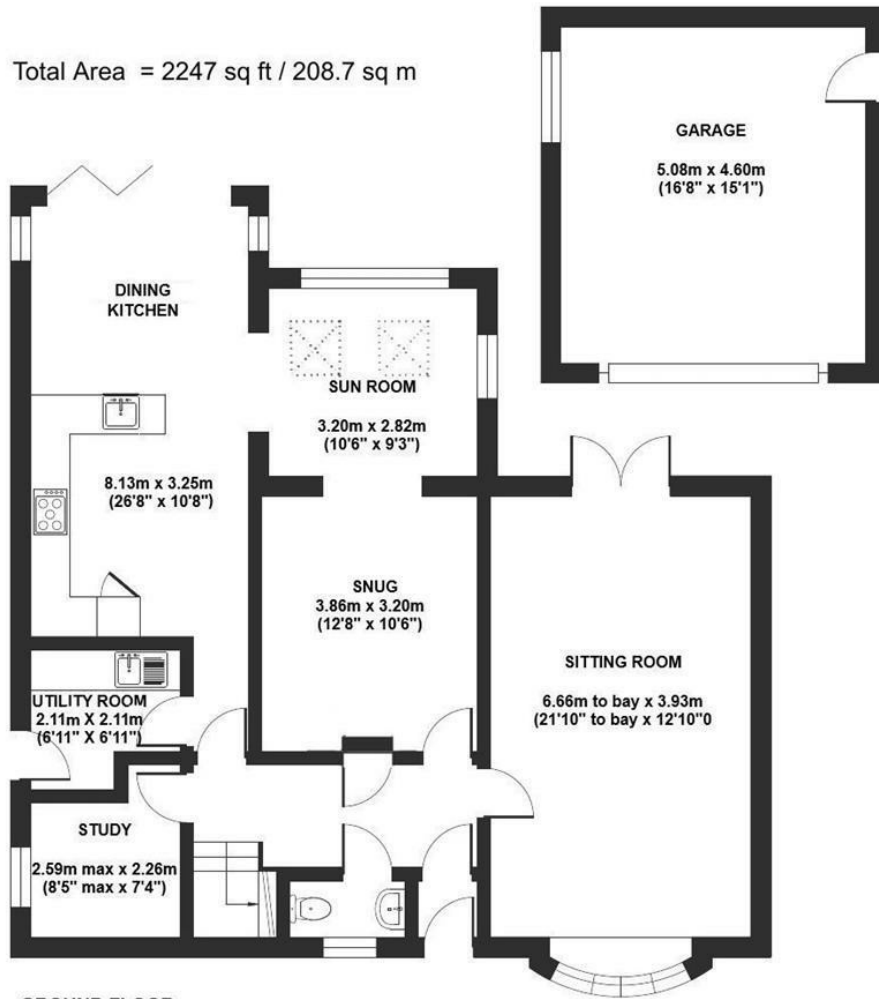








Total Area = 2247 sq ft / 208.7 sq m



GROUND FLOOR

Not to scale - for identification purpose only



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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