



39 Foxhill, Whissendine
£450,000

 **NEWTON FALLOWELL**

39 Foxhill

Whissendine, Oakham

Situated in the sought-after village of Whissendine, this impressive four-bedroom detached home presents an exceptional opportunity for families seeking comfort, space, and contemporary living in a picturesque Rutland setting.

Thoughtfully extended and adapted to accommodate the needs of modern family life, the property welcomes you with a spacious entrance hall that flows seamlessly into a series of versatile reception rooms, ideal for both relaxed family gatherings, more formal entertaining, and everyday family life.

The heart of the home is the stunning open-plan kitchen and dining area, beautifully appointed with modern fittings and ample natural light, creating a sociable hub perfect for everyday living and special occasions alike. A practical utility room and a convenient ground floor WC provide useful solutions for busy households, ensuring functionality without compromising on style.

Upstairs, four excellent bedrooms offer generous proportions and flexibility, with the master suite boasting a well-appointed en-suite shower room for added privacy and comfort. The fourth bedroom, whilst currently utilised for home-working, would make an ideal nursery or versatile space for guest accommodation.

Set in a popular location close to excellent local amenities, this outstanding family home combines the tranquillity of village living with the convenience of nearby schools, shops, and transport links. With additional ground floor reception rooms offering further flexibility and the entire property finished to a high standard throughout, this is a rare opportunity to secure a beautifully maintained and versatile home in one of Rutland's most desirable villages.

Council Tax band: E

Tenure: Freehold





Living Room

17' 1" x 11' 8" (5.20m x 3.55m)

Kitchen / Dining Room

17' 4" x 16' 2" (5.28m x 4.92m)

Study / Snug

11' 7" x 13' 2" (3.53m x 4.01m)

Ground Floor WC

7' 10" x 2' 9" (2.38m x 0.85m)

Utility Room

7' 10" x 5' 10" (2.38m x 1.77m)

Bedroom One

10' 1" x 11' 7" (3.07m x 3.54m)

En-Suite

7' 5" x 7' 0" (2.26m x 2.14m)

Bedroom Two

11' 7" x 8' 7" (3.54m x 2.61m)

Bedroom Three

11' 7" x 7' 6" (3.54m x 2.28m)

Bedroom Four

10' 0" x 8' 8" (3.05m x 2.64m)

Shower Room

7' 0" x 6' 9" (2.13m x 2.07m)

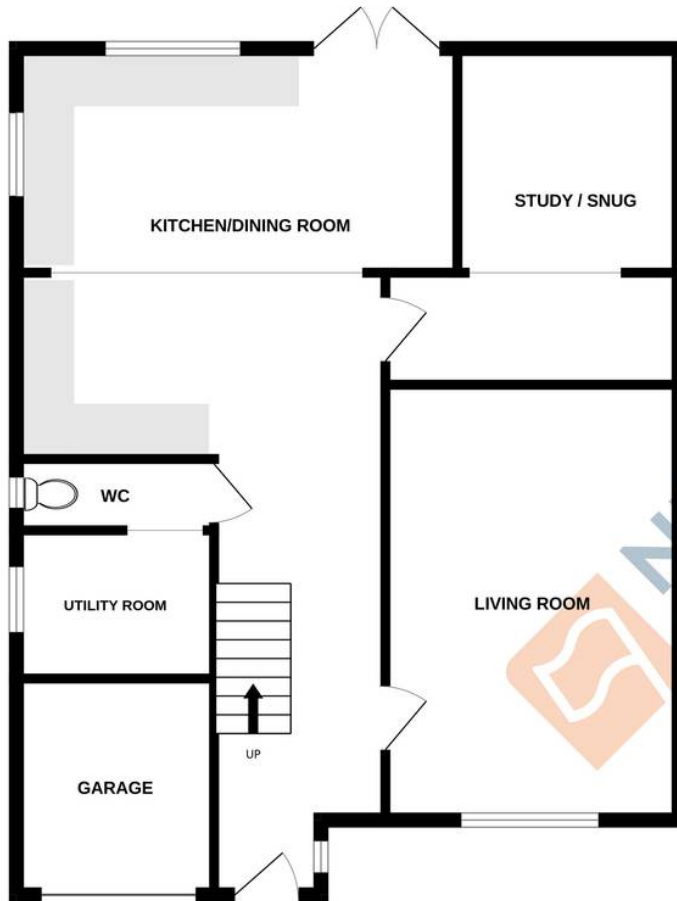
Council Tax band: E

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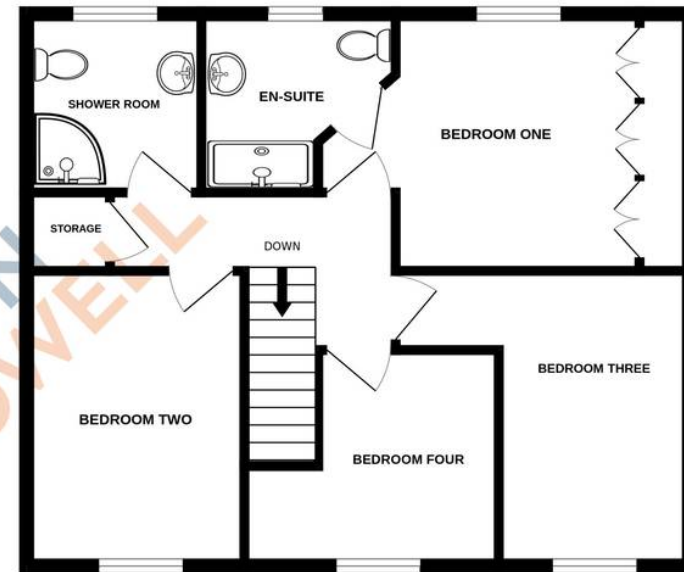
EPC Energy Efficiency Rating: C



GROUND FLOOR
824 sq.ft. (76.5 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



FOXHILL, WHISSENDINE, OAKHAM, LE15 7HP

TOTAL FLOOR AREA : 1388 sq.ft. (129.0 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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Newton Fallowell - Oakham

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