



Brooke Rd, Braunston

Bedrooms: 4 | Bathrooms: 2 | Receptions: 3

A well-proportioned four bedroom detached home, enjoying a private position within this highly sought-after Rutland village, with attractive countryside views to the rear and no onward chain.

- NO CHAIN
- Sought-after Rutland village location
- Spacious living room with feature fireplace
- Garden room with views over the rear garden
- Utility room and ground floor cloakroom
- Four bedroom detached family home
- Backing onto open countryside with attractive views
- Open-plan kitchen/dining room with breakfast bar
- Separate study ideal for home working
- Driveway providing off-road parking





Property Type: Detached House

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 3

COMING SOON TO THE MARKET

An attractive and well-proportioned four bedroom detached home, occupying a pleasant position within this highly sought-after Rutland village, and enjoying open views across adjoining countryside to the rear.

The property offers a versatile and well-balanced layout. A welcoming entrance hall leads through to a spacious living room with feature fireplace, creating a cosy yet elegant reception space. To the rear, the home opens into a light-filled kitchen/dining room, fitted with a range of units and complemented by a breakfast bar, forming a sociable heart to the home. Adjoining this is a delightful garden room, enjoying views over the garden and beyond, providing an ideal additional reception space or dining area with direct access outside. A separate study offers flexibility for home working, alongside a utility room and ground floor cloakroom.

To the first floor, there are four bedrooms, including a well-proportioned principal bedroom with en-suite, alongside a family bathroom serving the remaining bedrooms.

Externally, the property is approached via a driveway providing off-road parking. The rear garden is a particular feature, being mainly laid to lawn and enjoying a private aspect backing onto open fields, offering a lovely sense of space and countryside living.

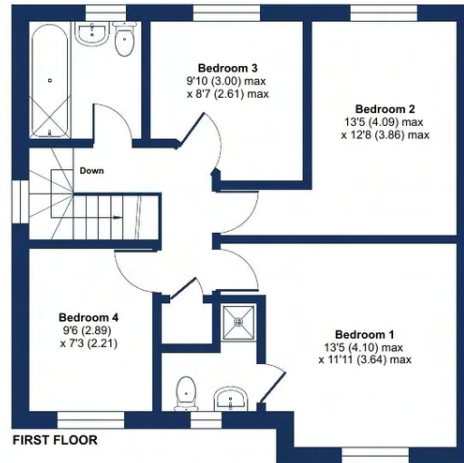
Braunston is widely regarded as one of Rutland's most desirable villages, well positioned for Oakham, Stamford. With Rutland Water also close by offering a range of leisure pursuits. The village also benefits from a highly regarded local pub, well known for its welcoming atmosphere and excellent food. Alongside this, the active village hall serves as a focal point for community life, hosting a variety of events, clubs, and social gatherings throughout the year, further enhancing the village's strong sense of community.

NO CHAIN

Brooke Road, Braunston, Oakham, LE15

Approximate Area = 1392 sq ft / 129.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Moores Estate Agents. REF: 1432399



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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