



**1a Brooke Road, Braunston, Rutland, LE15 8QR**  
**Asking Price £530,000**



Chartered Surveyors & Estate Agents

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**1a Brooke Road, Braunston, Rutland, LE15 8QR**

**Tenure: Freehold**

**Council Tax Band: F (Rutland County Council)**



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## **DESCRIPTION**

Substantial detached stone house with ample off-road parking and mature, landscaped gardens situated in one of Rutland's sought-after villages and providing character accommodation with three reception rooms, living kitchen, three bedrooms and two bath/shower rooms.

The property was constructed in 2007 of local stone with contrasting quoins and under tiled roof in the style sympathetic to its picturesque village location. The property offers potential for further extension, subject to obtaining the necessary planning consent.

No. 1a Brooke Road provides spacious and well proportioned accommodation featuring a wealth of good quality fixtures and fittings. The interior benefits from oil fired central heating system and attractive sealed unit double glazing throughout and can be summarised as follows:

**GROUND FLOOR:** Entrance Hall, Cloakroom/WC, Family Room, Sitting Room with log-burning stove, Dining Room, Living Kitchen;

**FIRST FLOOR:** Master Suite of spacious Bedroom, Dressing Room and Shower Room, two further Bedrooms, Family Bathroom.

Early viewing is highly recommended.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **Entrance Hall 6.12m x 2.21m (20'1" x 7'3")**

Part glazed main entrance door with windows to either side, two radiators, stone floor, stairs leading to first floor, understairs storage area.

#### **Cloakroom/WC 1.91m x 1.12m (6'3" x 3'8")**

White suite of low level WC and pedestal hand basin, stone floor, radiator, window to rear.

#### **Family Room 3.05m + bay x 3.71m (10'0" + bay x 12'2")**

Pleasant room with radiator, oak floor, attractive fitted dresser unit with shelving and storage beneath and bay window to front elevation.

#### **Sitting Room 3.96m max x 7.92m into bay (13'0" max x 26'0" into bay)**

Generously proportioned, dual aspect reception room featuring elegant fireplace with stone surround and matching raised hearth housing log-burning stove, three radiators, fitted alcove cupboard with shelves above, bay window to front and French doors with matching side panels opening to rear elevation.

#### **Dining Room 4.19m x 3.71m (13'9" x 12'2")**

Another well proportioned reception room with radiator, oak floor with underfloor heating, fitted cupboard with display shelves above, two windows to rear elevation and access to Living Kitchen.

#### **Living Kitchen 5.89m x 3.38m (19'4" x 11'1")**

Shaker style fitted units featuring timber worktops with upstand and inset 1.5 bowl single drainer

stainless steel sink, base cupboards and drawers, matching wall cupboards, display cabinets and integrated fridge-freezer. Included in the sale is freestanding Belling electric cooker with stainless steel extractor hood above.

Undercounter space and plumbing for washing machine and dishwasher, Oil fired GRANT boiler installed in August 2024 with 10 year guarantee.

Oak floor, recessed ceiling spotlights, triple aspect windows to front, side and rear, external glazed door leading to rear garden.

### **FIRST FLOOR**

#### **Landing 2.21m x 3.96m (7'3" x 13'0" )**

Galleried pine staircase with open spindles, radiator, loft access hatch, window to rear.

There is a further landing area (2.01m x 2.46m/6'7" x 8'1") with radiator and window to front elevation which provides potential to create additional room., subject to necessary planning permission.

#### **Master Suite:**

#### **Bedroom One 4.29m x 3.68m (14'1" x 12'1")**

Radiator, window to front elevation, access to Dressing Room.

#### **En-suite Shower Room 2.95m x 1.40m (9'8" x 4'7")**

White suite comprising low level WC, pedestal hand

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basin and shower cubicle with tiled surround and concertina shower door. Tiled floor, heated towel rail, recessed ceiling spotlights, window to side elevation.

**Dressing Room (currently used as Bedroom)  
3.76m x 3.28m (12'4" x 10'9")**

Radiator, fitted work station with shelving beneath, Velux window to rear, circular window to gable.

**Bedroom Two 4.34m x 3.86m max (14'3" x 12'8" max)**

('L'-shaped room)

Fitted cupboards and shelving to one wall, radiator, window to front elevation.

**Bedroom Three 2.90m x 3.71m (9'6" x 12'2")**

Radiator, Velux window to rear.

**Bathroom 2.90m x 2.41m max (9'6" x 7'11" max)**

White suite comprising low level WC, pedestal hand basin and 'P'-shaped bath with tiled surround, shower above and curved glass screen. Tiled floor, fitted cupboard with shelving above, heated towel rail, Velux window to rear.

**OUTSIDE**

**Parking**

There is an extensive area of gravelled hard standing providing off-road parking for a number of vehicles to front and side of the property.

**Gardens**

The wrap-around gardens have been attractively

arranged to provide ample paved seating areas and mature raised borders stocked with various shrubs, bushes and trees.

**SERVICES**

Mains electricity  
Mains water supply  
Mains sewerage  
Oil central heating

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast  
Mobile signal availability:

Indoor: EE, Three - voice and data likely; O2 - voice and data limited; Vodafone - none;  
Outdoor: EE, Three, O2, Vodafone - voice and data likely.

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.

**BRAUNSTON IN RUTLAND**

Braunston is a charming Conservation Village situated approximately 20 miles east of Leicester, 2 miles west of Oakham, 5 miles north of Uppingham and 12 miles south of Melton Mowbray. For trains, there is a station in Oakham with services to Leicester, Birmingham and Peterborough. London is approximately 45 minutes train journey from Peterborough and Kettering, Kettering being 20 miles

from Braunston.

The area is renowned for its surrounding undulating wooded and tranquil countryside where one can enjoy many pleasant pursuits. Rutland Water, about 3 miles away, further provides sporting amenities including fly fishing and sailing. The schooling in Rutland is very good with public schools at Uppingham and Oakham, these are within very short traveling distance and take boarders and day pupils. Braunston is within the Rutland education catchment area, and children from the village go to schools in Oakham.

Within the village, there is a popular pub and a thriving village hall.

**COUNCIL TAX**

Band F

Rutland County Council, Oakham 01572-722577

**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.

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**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.







1a Brooke Road, Braunston, Rutland

120.4m

Recreation  
Ground

Play Area

Brooke Road



Dove Cottage

117.0m

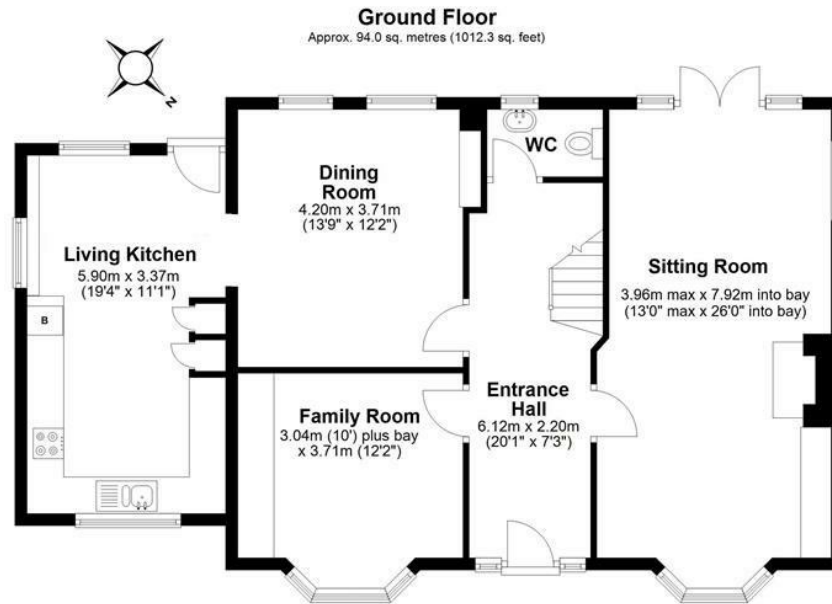
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Not  
to scale - for identification purposes only





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Total area: approx. 179.0 sq. metres (1926.4 sq. feet)

This Floor Plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors  
Plan produced using PlanUp.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>72</b>	<b>79</b>

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC