

Warrendale, 14 Church Lane, Brooke, Rutland, LE15 8RE

Asking Price £850,000

MURRAY

Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

Warrendale, 14 Church Lane, Brooke, Rutland, LE15 8RE
Tenure: Freehold
Council Tax Band: F (Rutland County Council)

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A substantial and tastefully presented detached bungalow, occupying a generous plot, extending to approximately 0.50 acres and located on the edge of the picturesque Rutland village of Brooke, enjoying spectacular views across the surrounding undulating countryside.

** 3 Reception Rooms * 5 Bedrooms * 2 Bath/Shower Rooms * Breakfast Kitchen * Utility * WC * Garaging for 2 Cars * Parking for Multiple Vehicles **







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A substantial detached bungalow occupying a generous and enviable plot, extending to approximately 0.5 acres and located on the edge of the picturesque Rutland village of Brooke and offers an exceptional combination of space, privacy and far reaching rural views across the surrounding undulating countryside.

The property has been very well maintained and thoughtfully appointed, providing generously proportioned and versatile accommodation, complemented by good quality fixtures and fittings. The house benefits from oil fired central heating (with underfloor convection heating), solar panels and full double glazing.

The accommodation is arranged to provide an impressive reception hall leading to a Breakfast Kitchen with integrated appliances, formal Dining Room and an elegant Drawing Room. A particularly attractive Family Room provides a light and welcoming additional living space.

A Side Hallway leads to the utility room and cloakroom. A fifth bedroom, currently suitable for use as a study, offers excellent flexibility.

A further Inner Hall leads to the generously proportioned Master Bedroom suite complete with its own Bathroom, together with three further Bedrooms and a well-appointed Shower Room.

Externally, the property is equally impressive. There is garaging for two cars, complemented by extensive off-road parking to the front, making the property particularly well suited to those requiring generous vehicle and storage provision.

The mature wrap-around gardens are a particular feature of the property, offering a high degree of privacy and an established, tranquil setting. To the side is a useful utility garden, while the rear garden incorporates lawns, mature trees and an established orchard. Beyond the garden, the property enjoys a delightful and uninterrupted rural aspect, with spectacular views extending across the adjoining farmland and rolling Rutland countryside.

In all, this is a rare opportunity to acquire a substantial and exceptionally well maintained detached bungalow, occupying a generous plot in a peaceful village setting, with outstanding gardens, extensive garaging and some truly impressive countryside views.

ACCOMMODATION

GROUND FLOOR

Reception Hall 9.65m max x 5.38m max (31'8" max x 17'8" max)

Large reception hall entered through the main entrance door with peep hole and two glass panels to either side and featuring solid oak floor, fitted cupboard housing hot water cylinder, recessed spotlights and roof access hatch.

Breakfast Kitchen 5.26m x 3.00m (17'3" x 9'10")

Range of fitted units incorporating granite effect work surfaces extending to breakfast bar area, inset 1.5 bowl single drainer stainless steel sink with mixer tap, oak fronted base cupboards and drawers, matching wall mounted display shelving, cupboards and glass fronted display cabinet.

Integrated appliances comprise Bosch electric oven and 4 ring ceramic hob with extractor hood above, Bosch dishwasher and fridge.

Tiled splashbacks, recessed spotlights, two windows to front elevation, internal door to Side Hall, archway leading to Dining Room.

Dining Room 4.55m max x 3.02m max (14'11" max x 9'11" max)

A well proportioned reception room with solid oak floor, window to side elevation providing far reaching rural views and glass panelled door leading to Drawing Room.

Drawing Room 7.24m max x 4.55m max (23'9" max x 14'11" max)

Elegant dual aspect reception room of generous size with solid oak floor, picture lights, window to side elevation, sliding patio doors to side elevation giving access to paved terrace and providing lovely views over garden and open countryside beyond, glazed double doors to Reception Hall and opening with electric curtain leading to Sitting Room.

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Family Room 7.04m x 3.56m (23'1" x 11'8")
Light and airy, triple aspect room featuring solid oak floor, wall light point, French doors with window to either side giving access to rear garden and providing a lovely rural outlook.

Side Hallway
Tiled floor, external door to front elevation, external door to rear garden, internal doors to Kitchen and Utility Room.

Utility Room 4.01m x 3.35m (13'2" x 11'0")
Fitted worktop with inset stainless steel sink, cupboards and space with plumbing for washing machine beneath, oil fired boiler for underfloor convection heating system and hot water, recessed spotlights, roof access hatch, internal door to Double Garage.

WC
White suite comprising concealed cistern WC and hand basin set in oak vanity unit with storage beneath, matching eye level bathroom cabinet, splashback tiling to two walls, window to font elevation.

Bedroom Five/Study 3.99m x 3.33m (13'1" x 10'11")
Solid oak floor, dual aspect windows to side and rear elevations with views over neighbouring farmland.

Off Reception Hall:

Inner Hall
Fitted cupboard, recessed spotlights, roof access hatch, access to Bedrooms.

Master Bedroom 4.65m x 3.15m (15'3" x 10'4")
Fitted wardrobes with sliding doors to one wall, two windows to front elevation.

En-suite Bathroom 3.15m x 3.05m (10'4" x 10'0")
White suite comprising panelled bath with tiled surround, low level WC, bidet and hand basin with mixer tap set in unit with adjoining vanity top and storage beneath, separate corner shower cubicle with mermaid boarding, deluge shower and glass screen, upright stainless steel radiator, window to front elevation.

Bedroom Two 5.18m max x 3.18m max (17'0" max x 10'5" max)
Built-in wardrobe, window overlooking rear garden.

Bedroom Three 2.87m x 2.84m (9'5" x 9'4")
Two built-in wardrobes, window to rear elevation.

Bedroom Four 2.87m max x 2.77m max (9'5" max x 9'1" max)
(currently used as Study)
Built-in wardrobe, fitted shelving to two walls, window to rear elevation.

Shower Room 2.95m x 2.44m (9'8" x 8'0")
Equipped with oak vanity unit incorporating concealed cistern WC, hand basin with mixer tap and storage beneath, bidet and corner shower cubicle with mermaid boarding. Tiles to half wall height, upright stainless steel radiator, recessed spotlights, window to front elevation.

OUTSIDE

Integral Double Garage 6.96m x 5.74m (22'10" x 18'10")
Light and power, electrically operated garage door, roof access hatch, window to rear elevation, roof solar panels control unit.

Detached Single Garage 2.59m x 5.46m (8'6" x 17'11")
This garage is situated next to the double garage, has a manual up and over door and will have a new roof to replace the old corrugated cementitious roof shortly.

To the side of the garage there is a screened area for oil tank and wheelie bins.

Front Garden
The property's frontage is bounded by attractive picket fencing with double gates which lead to the extensive block paved driveway providing off-street parking for a number of vehicles and giving access to the two garages.

Flanking the driveway are areas of shaped lawns with shrubs.

A paved pathway leads from the front garden around entire house.

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Side Garden
The side garden links front and rear of the property on both sides.

There is a garden utility area (screened from the garden by timber panels) with paved area, timber garden store, greenhouse and composting areas.

Rear Garden
The rear garden has been arranged to make the most of the spectacular views over adjoining farmland and is mainly laid to lawn with paved area immediately to the rear of the house, mature trees and an orchard area.

SERVICES
Mains electricity
Mains water supply
Private Septic Tank System
Oil central heating to hot air boiler (underfloor)
Solar panels (feed in tariff' with Ovo Energy)

According to https://checker.ofcom.org.uk/
Broadband availability: Standard, Ultrafast
Mobile signal availability:
EE - good outdoor
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.

Valid test certificates for the heating system, electrical system and solar generation system will be available to the new owners.

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.

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.

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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.



















































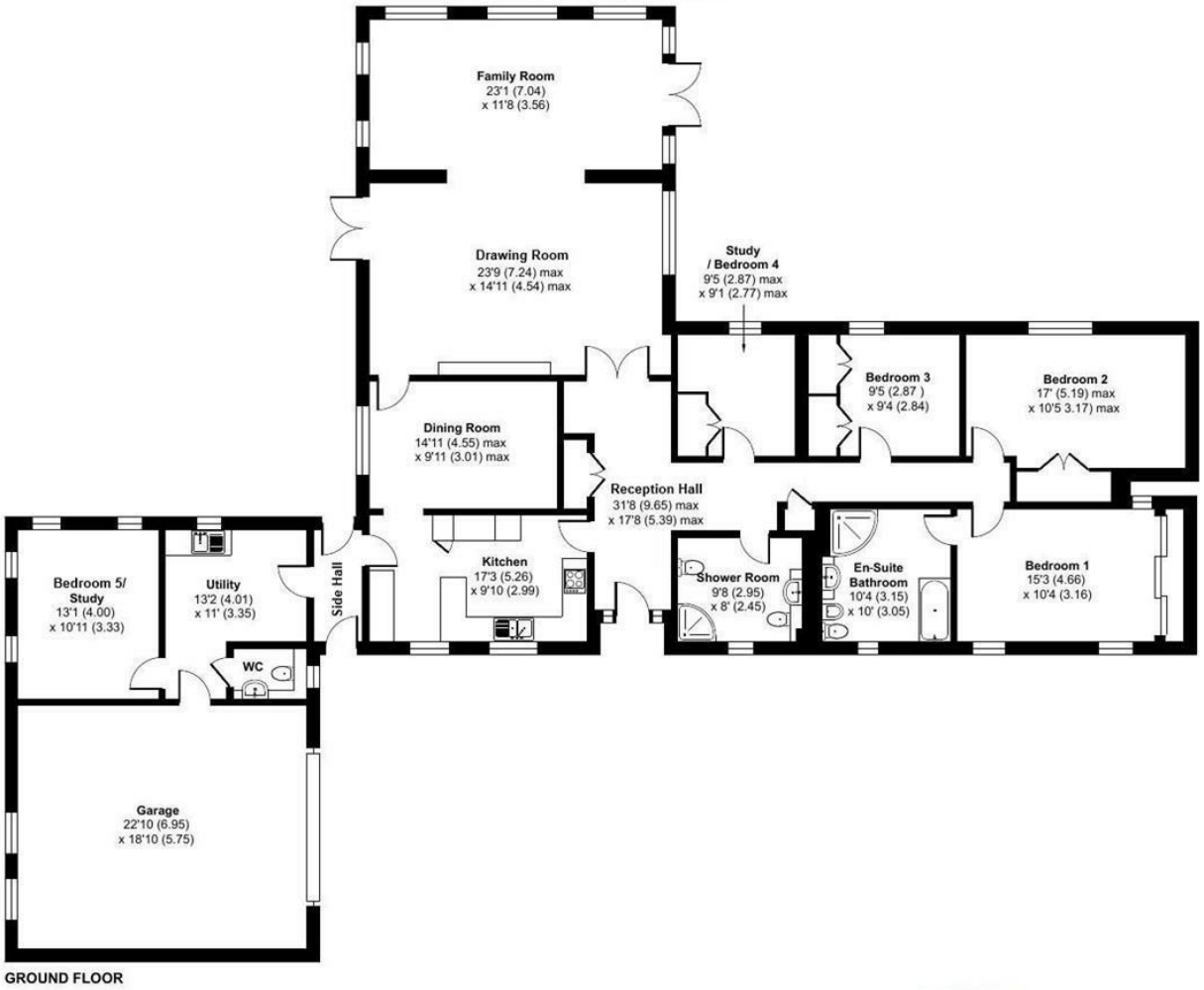







Main St
Main St
St Peter's church
Church Ln
Brooke Rd
Brooke
Church Ln
Church Ln
Church Ln
Brooke Rd
Not to scale - for identification purposes only

Approximate Area = 2239 sq ft / 208 sq m
Garage = 423 sq ft / 39.2 sq m
Total = 2662 sq ft / 247.2 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1515575

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