



nest
ESTATES



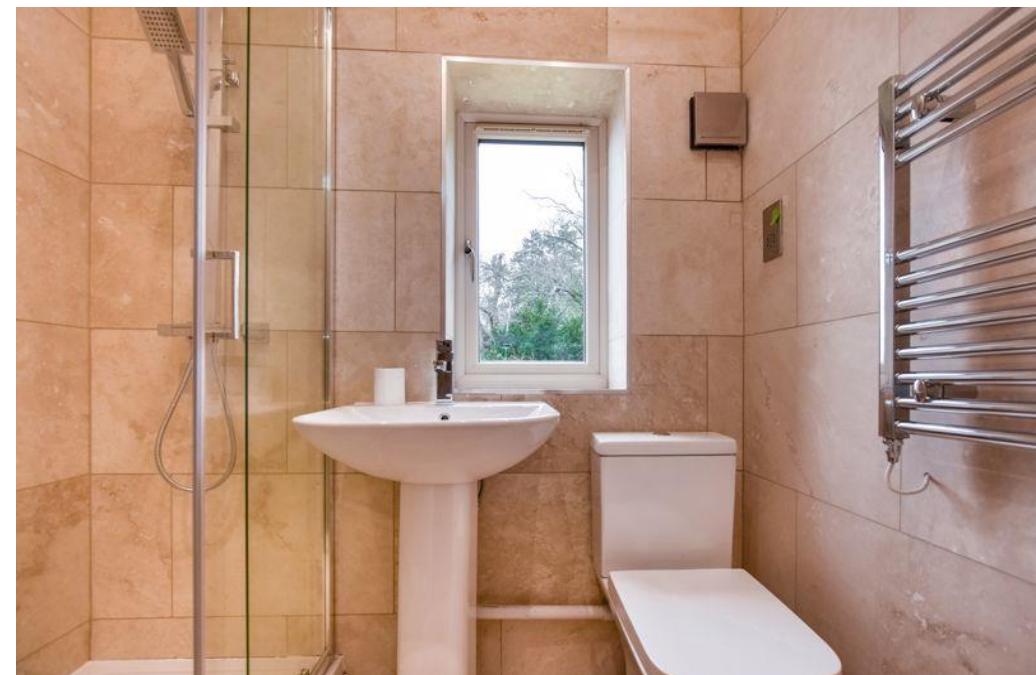
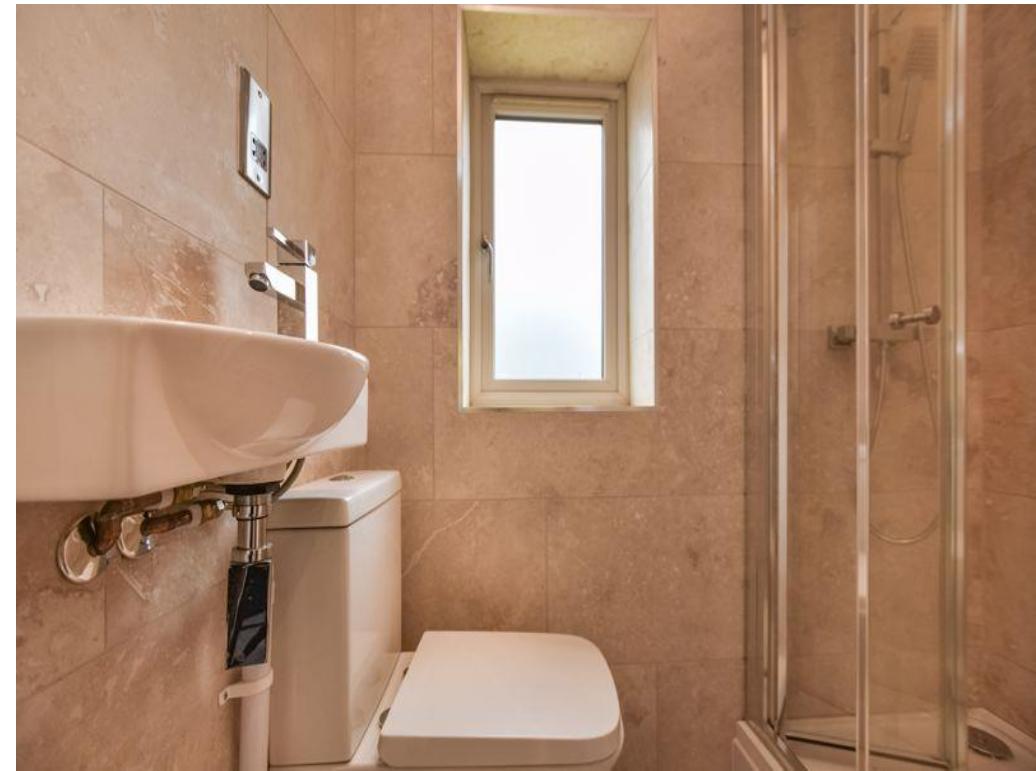
Wing Road, Manton
Oakham, LE15 8SZ
£525,000

SUMMARY

- High Specification New Build Home
- Four Bedroom Detached Home
- Downstairs WC, Two En Suites & A Family Shower Room
- Living Room
- Kitchen Dining Room
- Car Port Providing Off Road Parking
- Rear Garden With Stunning Field Views
- Idyllic Village Location & Close To Rutland Water















EDITH WESTON 3
EMPINGHAM 6

WING 1
GLASTON 3

OAKHAM 3
UPPINGHAM 3

A beautifully designed, high-specification four-bedroom detached new build, situated in a highly sought-after Rutland village. This exceptional home features oak internal doors throughout, a Quartz worktop kitchen, and underfloor heating for added comfort.

The accommodation comprises a spacious open-plan kitchen and dining area with bi-folding doors opening onto the garden and enjoying stunning field views. Additional ground-floor accommodation includes a welcoming living room with a feature stone fireplace and a contemporary downstairs WC. Upstairs offers four generously proportioned bedrooms, including two with en suite facilities, plus a stylish family shower room.

The property benefits from breathtaking views from every aspect, perfectly combining modern luxury with idyllic countryside surroundings. The exterior boasts a beautifully maintained garden with a delightful patio area, perfect for outdoor relaxation, enjoying idyllic countryside views across open fields. A convenient carport provides sheltered parking.

Manton, Rutland

Nestled in the heart of England's smallest county, Manton is a charming and picturesque village that perfectly captures the essence of rural Rutland life. Known for its friendly community spirit, scenic countryside, and proximity to Rutland Water, Manton offers a tranquil yet well-connected setting that appeals to families, professionals, and retirees alike. **Village Life & Amenities** Manton is a quintessential English village, featuring attractive stone-built cottages, leafy lanes, and a welcoming atmosphere. The village is home to The Horse & Jockey, a popular and highly regarded traditional pub offering excellent food, a cosy interior, and a lovely beer garden — a true hub of village life. There is also a village hall, hosting a range of community events and activities throughout the year, fostering a strong sense of belonging among residents. The village benefits from a local church, regular bus services, and access to walking and cycling routes that connect directly to the surrounding countryside and Rutland Water. **Rutland Water & Outdoor Lifestyle** One of Manton's greatest advantages is its immediate proximity to Rutland Water, one of Europe's largest man-made lakes and a haven for nature lovers and outdoor enthusiasts.

The Rutland Water Cycle Route passes directly through the village, offering miles of scenic paths ideal for cycling, walking, and running. Residents can enjoy sailing, fishing, birdwatching, and water sports just moments from their doorstep, as well as the nearby Rutland Water Nature Reserve — a renowned wildlife habitat. **Nearby Towns & Transport Links** Despite its rural charm, Manton is conveniently situated just 3 miles from Oakham, the historic county town of Rutland, which offers an excellent range of shops, cafés, restaurants, supermarkets, and leisure facilities. The nearby market town of Uppingham, famous for its independent boutiques and the prestigious Uppingham School, is also within easy reach.

For commuters, Oakham Railway Station provides direct services to Leicester, Peterborough, and beyond, with connections to London King's Cross in around 1 hour and 30 minutes. The A47 and A1 are both easily accessible, offering straightforward road links across the region. **Education** The area is well served by a selection of highly regarded schools. Manton falls within the catchment for excellent primary and secondary schools in Oakham, with outstanding independent options nearby including Oakham School and Uppingham School. **Lifestyle & Appeal** Life in Manton combines the peace and charm of traditional village living with easy access to modern amenities and transport links. Whether you're seeking scenic walks, fine dining, a thriving community, or simply a slower pace of life surrounded by natural beauty, Manton offers a truly enviable Rutland lifestyle.

DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.

