



# Stocken Hall Mews Stretton

- Exclusive five bedroom detached home
- Set in mature parkland and countryside
- Cosy sitting room with log burner and garden access
- Modern kitchen/diner with integrated appliances
- Four generous double bedrooms to the first floor
- Fifth bedroom with en suite on the second floor
- Landscaped garden with seating area
- Private end-of-development position
- EPC Rating D / Council Tax Band E / Freehold

This property is located at Stocken Hall Mews, in the village of Stretton, close to Oakham. It offers a practical mix of modern living and traditional features.

The house is set in a quiet position, surrounded by the countryside of Rutland, while still being within easy reach of local amenities and transport links. Oakham is nearby, providing shops, schools, and everyday services.

Inside, the accommodation is well laid out with good-sized living spaces suited to both day-to-day living and hosting guests. The rooms benefit from plenty of natural light, giving the house a bright and comfortable feel.

Overall, the property offers a peaceful setting in a convenient location and would suit those looking for a quiet home with good access to nearby towns.





### **General Description:**

Alexanders offer to the market this impressive and individually designed five bedroom detached family home, set within the exclusive Stocken Hall Mews community, surrounded by mature parkland, woodland, and beautiful countryside.

Approached via a long, sweeping, tree-lined driveway through the grounds of Stocken Hall, the property forms part of a small development of attractive homes adjoining Stocken Hall and Morkery Woods. Built from Clipsham stone and slate tiles, the property benefits from oil-fired heating and double glazing throughout its impressive circa 1,949 square feet of accommodation.

### **Accommodation:**

The accommodation is presented to the market in excellent condition and is laid out across three floors. In brief, the property comprises: an entrance porch, large hallway, kitchen/diner, study, dining room, large sitting room with log burner and doors opening onto the rear garden and a WC.

On the first floor are four generous double bedrooms, with the main bedroom benefiting from a three-piece en suite shower room, and a family bathroom servicing all other rooms. Finally, on the second floor is the fifth bedroom with en suite facilities.

### **Gardens and land:**

Externally, the property benefits from a private position at the end of the development, with off-road parking to the front, surrounded by low-maintenance gardens.

The rear gardens have been considerably improved in recent years and are stocked with a variety of plants, a generous seating area and a lawned section. There is also a potting shed and store.

### **Location:**

Stocken Hall Mews is nestled within open countryside, providing a real tranquil setting whilst being conveniently placed to superb road links and nearby market towns.

### **Method of Sale:**

The property is offered for sale by Private Treaty.

### **Measurements:**

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

### **Tenure:**

The property is being sold freehold with vacant possession upon completion.

### **Local Authority:**

Rutland County Council, Catmose House, Catmos Street, Oakham, Rutland, LE15 6HP. Council Tax Band E.

### **Viewings:**

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.





**Services:**

The property is connected to mains electricity, water, and drainage.

Heating is provided by an oil-fired central heating system.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

**Public Rights of Way, Wayleaves & Easements:**

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

**Technical Information:**

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

**Plans and Boundaries:**

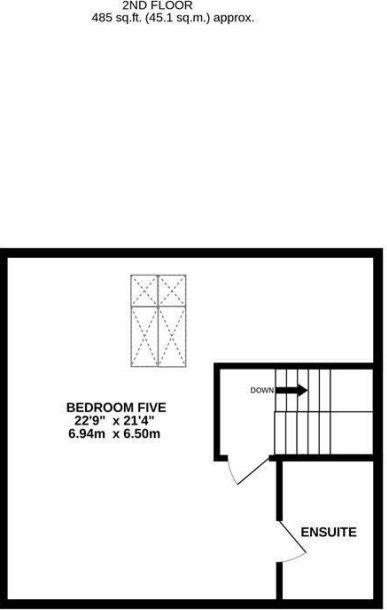
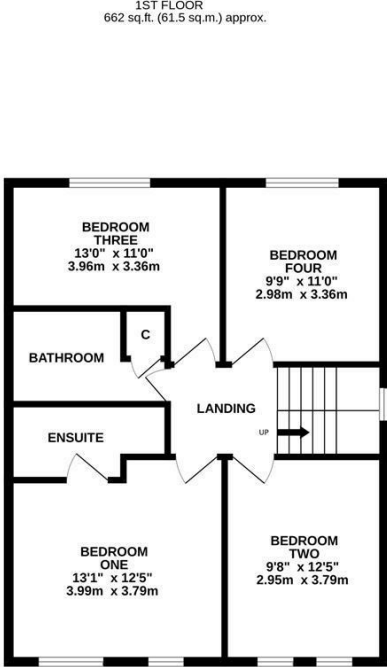
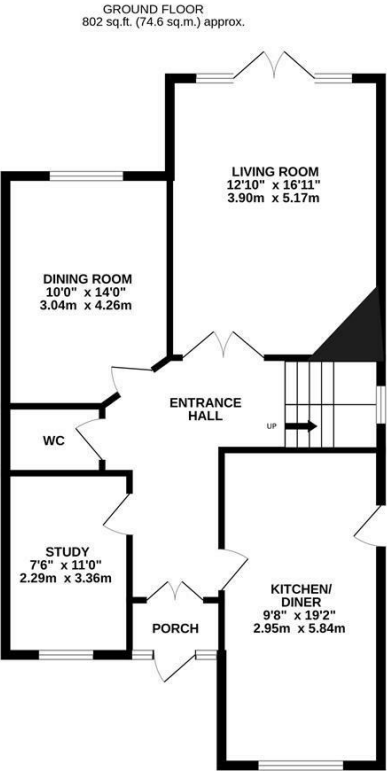
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

**Money Laundering:**

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

**General Note:**

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



TOTAL FLOOR AREA : 1949 sq.ft. (181.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	73
(39-54) E			
(21-38) F			



Alexanders

