



THE CHESTNUTS

LANGHAM





Set within a sought-after village setting, The Chestnuts is a beautifully presented four-bedroom home offering a harmonious blend of refined interiors, generous accommodation, and thoughtfully designed living spaces. With its mature gardens, adaptable layout, and premium finishes throughout, it provides an exceptional setting for modern family life.



A fine first impression

Approached through electric wooden gates, the triple gabled home enjoys a sense of quiet seclusion while remaining well connected to village amenities. A generous driveway offers ample parking and gives a clear view of the home's well-kept façade, framed by established greenery and soft landscaping. From the moment you step inside, the emphasis on quality and comfort is immediately apparent.



Warmth and welcome

The hallway introduces the home with a calm, understated elegance. Neutral tones, thoughtful lighting and refined finishes create a welcoming first impression, setting the tone for the beautifully arranged spaces beyond. From here, the home's layout invites effortless movement, with the kitchen positioned at its natural heart.



Heart of the home

Designed with both practicality and sociability in mind, the bespoke designed kitchen serves as the central gathering space. Extensive in-frame cabinetry, generous preparation surfaces and room for a family dining table allow the space to cater to everyday routines as comfortably as weekend entertaining. Views across the garden add a tranquil backdrop, while French doors encourage relaxed indoor-outdoor living during the warmer months.



Spaces for gathering

The sitting room offers a refined yet comfortable environment for unwinding. Its balanced proportions and gentle natural light create an inviting atmosphere suitable for both informal family time and more considered entertaining. Garden aspects further enhance its year-round appeal.

For occasions that call for something more formal, the dining room provides an elegant setting. A bay window to the front introduces an attractive architectural feature and fills the room with daylight, ensuring it remains a warm and welcoming space for dinners and celebrations alike.

Overlooking the front of the home, the snug adds valuable versatility to the overall layout. Ideal as a reading room, home office or a potential fifth bedroom, it offers a calm retreat from the main living areas and adapts easily to the changing demands of family life.



Practical spaces

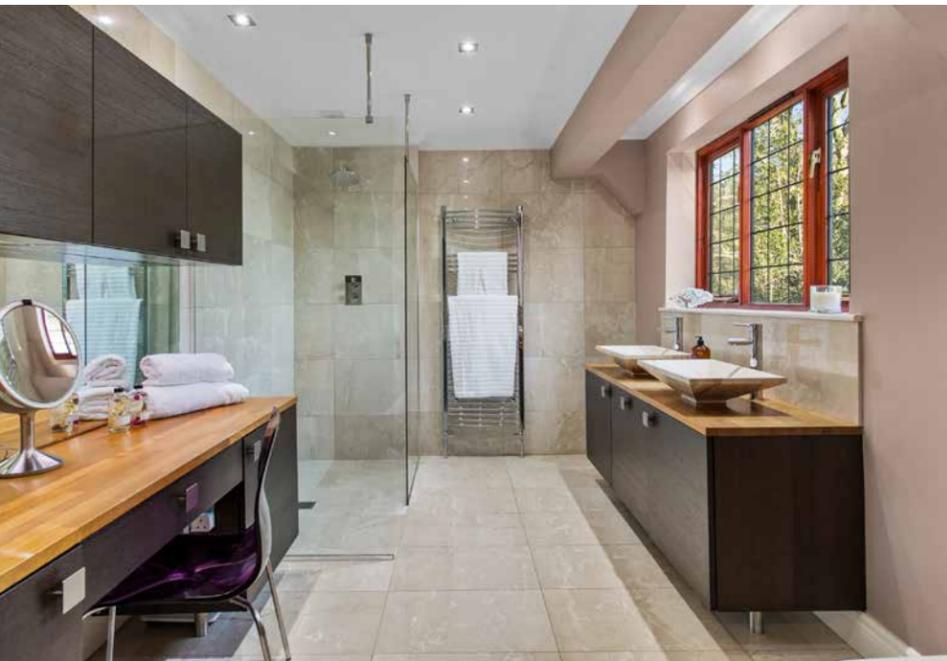
Supporting the home's generous living areas are a series of well-planned practical rooms, including a laundry room with excellent storage and a cloakroom positioned conveniently off the hallway. Each space has been designed to enhance day-to-day ease without compromising the home's sense of style.





Room for everyone

The further three bedrooms reflect the same level of care and presentations, with leafy outlooks and generous natural light, making them ideal for guests or family, with the family bathroom cleverly connecting to third bedroom, offering excellent flexibility and practicality.



The principal suite

Occupying a prime position on the first floor, the principal suite delivers both privacy and comfort. With its generous proportions and serene garden views, it provides a restful sanctuary at the end of the day.

The en suite is a particular highlight: finished in marble tiling and featuring two sculptural travertine basins alongside a beautifully appointed vanity area. The result is a sophisticated, hotel-style bathroom that feels both indulgent and impeccably executed.





Bringing together all the hallmarks of a forever family home, in a setting that is convenient for both town and country, The Chestnuts offers space, flexibility and garden galore.

Gardens and outdoor living

The rear garden is a standout feature of the home: private, mature, and thoughtfully landscaped. A generous terrace provides the perfect setting for summer dining and relaxation, while the lawn offers ample space for outdoor enjoyment. Established planting adds seasonal interest and a sense of tranquillity, creating a garden that feels both inviting and low-maintenance.

There is ample room for play, gardening, or quiet enjoyment, making the outdoor space a natural extension of the home.

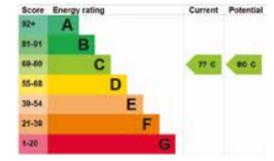


The Finer Details

Freehold
 Detached
 Built 1990s
 Conservation area
 Plot approx. 0.49 acre
 Gas central heating

Underfloor heating throughout
 Mains electricity,
 water and sewage
 Rutland County Council,
 tax band G
 EPC rating C

Ground Floor: approx. 115.4 sq. metres (1,242 sq. feet)
 First Floor: approx. 112.3 sq. metres (1,209.2 sq. feet)
 Total Home: approx. 227.7 sq. metres (2,451.2 sq. feet)
 Garage & Workshop: approx. 29.3 sq. metres (637.9 sq. feet)



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On your doorstep

A picturesque Rutland village, perfectly poised on the cusp of Oakham and with easy access into nearby Melton Mowbray, it's easy to see why so many people fall in love with rural life in Langham.

Step outside and explore the locale. Across from the village church is the active village hall where you can sign up to a number of clubs and activities. Langham is also home to two popular pubs, The Wheatsheaf and the Old Buttercross, ideal for a refreshing drink after a blustery winter walk.

Commuting is convenient, nestled off the A606 connecting you to Oakham and Melton Mowbray. Trains from nearby Oakham Railway Station offer direct links to Stamford, Peterborough, Birmingham, Leicester and Stansted Airport. Onward links from Peterborough Station to London King's Cross make daily commuting a real possibility.

Families are well provided for with highly rated schools close by, including the thriving village primary school, Oakham C of E Primary School and Catmose College. With independent schooling in mind, Oakham School, Brooke Priory, Uppingham School and Stamford School are all within easy striking distance.

Local Distances

- Oakham** 2 miles (5 minutes)
- Uppingham** 8 miles (15 minutes)
- Melton Mowbray** 9 miles (17 minutes)
- Stamford** 13 miles (21 minutes)
- Leicester** 21 miles (44 minutes)





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