



11 The Pastures, Cottesmore

In Excess of £335,000

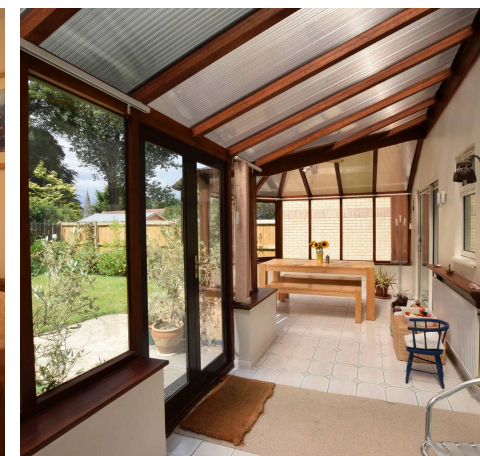
 **NEWTON FALLOWELL**

11 The Pastures

Cottesmore, Oakham

Features

- Three Bedroom Detached Home In A Small & Popular Estate
- Peaceful Village Setting
- Excellent Amenities
- Favourable Cul-De-Sac Position
- South Westerly Facing Beautiful & Private Rear Garden
- Kitchen/Breakfast Room With Excellent Flow
- Front Driveway and Integral Garage
- Living Room With Access To Conservatory
- Practical Ground Floor WC
- Flexible, Comfortable Living





Situated within the heart of the well-regarded Rutland village of Cottessmore with excellent amenities, this three-bedroom detached home occupies a favourable position towards the end of a quiet cul-de-sac, with a generous south-westerly facing garden to the rear.

The property offers well-balanced accommodation throughout. An inviting entrance hall provides access to the principal reception spaces, with the main living room positioned to the front and benefiting from a large window drawing in excellent natural light. From here, sliding doors open through to an extended conservatory, creating a versatile additional reception area with a natural dining or garden room feel, and providing uninterrupted views across the rear garden.

The kitchen/breakfast room is arranged on the opposing side of the property, offering a practical layout with ample storage and workspace. A useful ground floor WC completes the downstairs accommodation. The internal flow of the ground floor accommodation is a particular highlight of the home; ideal for modern family living.

To the first floor, three bedrooms are arranged around a central landing, comprising two comfortable double bedrooms and a third single room, all benefitting from built-in storage. These are served by a well-appointed four-piece family bathroom, providing both bath and separate shower facilities.

Externally, the property enjoys an attractive mature rear garden laid to lawn with established planting, patio seating areas and a favourable south-westerly aspect, making it well-suited to outdoor entertaining and family use. To the front, there is off-road parking alongside an integral garage, with a lawned frontage adding to the overall kerb appeal.



The Pastures is a popular and established residential location within Cottesmore which offers a desirable village lifestyle, blending everyday convenience with a warm, active community. Alongside its Post Office, Church, Village store, Pub, Chip shop, Motor garage and Primary school, the village has a wide range of clubs and activities centred around its Village Hall and Sports & Social club. Scenic footpaths and quiet lanes begin moments from the doorstep, while Rutland Water's cycling trails, sailing, and wide-open spaces are only a short distance away. Stamford and Oakham are both close by for shopping, cafés and wider transport links.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

12' 8" x 6' 2" (3.86m x 1.88m)

WC

4' 2" x 3' 3" (1.27m x 0.99m)

Kitchen/Breakfast Room

15' 7" x 11' 8" (4.75m x 3.56m)

Living Room

17' 11" x 9' 10" (5.46m x 3.00m)

Conservatory

25' 8" x 11' 11" (7.82m x 3.63m)

First Floor Landing

9' 1" x 2' 10" (2.77m x 0.86m)

Bedroom One

12' 0" x 9' 8" (3.66m x 2.95m)

Bedroom Two

10' 0" x 9' 9" (3.05m x 2.97m)

Bedroom Three

7' 6" x 6' 11" (2.29m x 2.11m)

Bathroom

11' 6" x 8' 11" (3.51m x 2.72m)

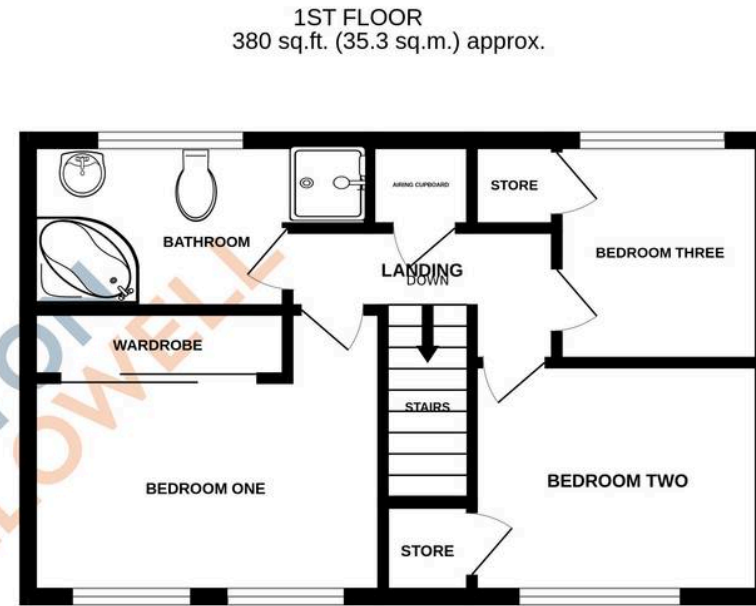
Garage

16' 11" x 12' 1" (5.16m x 3.68m)

DRIVEWAY

1 Parking Space





THE PASTURES, COTTESMORE, OAKHAM, LE15 7DZ

TOTAL FLOOR AREA : 1006 sq.ft. (93.5 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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Newton Fallowell - Oakham

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