



Manor Grooms Cottage, 2 Wood Lane, Braunston,  
Oakham, LE15 8QZ

 **NEWTON FALLOWELL**

3 1 2

## Key Features

- Stunning Link-Detached Victorian Home
- Attractive Views Towards All Saints Church & Countryside
- Immaculately Presented Throughout
- Two Versatile Reception Rooms
- Three Well-Proportioned Double Bedrooms
- Original Period Features Including Fireplaces
- Low-Maintenance Courtyard Garden With Side Access
- Freehold

£500,000





Set within the highly regarded Rutland village of Braunston-in-Rutland, this attractive link-detached Victorian home presents a rare opportunity to acquire a characterful residence enjoying open views towards All Saints Church and the surrounding countryside. Combining period charm with a well-balanced and traditionally arranged layout, the property offers an appealing blend of architectural character and practical day-to-day living.

The ground floor accommodation follows a classic farmhouse-style configuration, providing clear definition between the principal living spaces. Two reception rooms offer excellent versatility, with the main living room forming a particularly welcoming environment, enhanced by original features including a fireplace that reinforces the home's inherent warmth and character. The dining room provides an ideal setting for both formal entertaining and everyday family use, while the kitchen is arranged to serve the layout efficiently. A ground floor WC further enhances convenience and functionality.

To the first floor, the property offers three well-proportioned double bedrooms, each capable of accommodating a variety of requirements, whether as comfortable sleeping quarters, guest accommodation or dedicated working-from-home space. A family bathroom serves the bedrooms, while built-in storage throughout the home contributes to the overall sense of practicality and efficient use of space.

The property is presented in an immaculate condition, allowing immediate occupation while still offering scope for personalisation if desired. Original Victorian detailing and traditional features remain evident, ensuring the home retains a strong sense of identity and period appeal.

Externally, a low-maintenance hardstanding courtyard garden provides a private outdoor retreat, ideally suited for seating and entertaining, with the added benefit of side access leading to the front of the property. The setting is particularly attractive, lying within very close proximity to village amenities, including the well-regarded public house, while the wider Rutland countryside remains immediately accessible.

Overall, this is a distinctive and highly appealing village home, offering character, flexibility and a desirable setting within one of Rutland's most sought-after locations.





### Room Measurements

Entrance Hall 5.6m x 2m (18'5" x 6'7")

Living Room 4.24m x 3.67m (13'11" x 12'0")

Dining Room 4.24m x 3.66m (13'11" x 12'0")

Kitchen 3.65m x 3.3m (12'0" x 10'10")



Utility/WC 2.23m x 1.98m (7'4" x 6'6")

First Floor Landing 5.6m x 2m (18'5" x 6'7")

Bedroom One 3.88m x 3.67m (12'8" x 12'0")

Bedroom Two 4.24m x 3.67m (13'11" x 12'0")

Bedroom Three 3.65m x 3.3m (12'0" x 10'10")

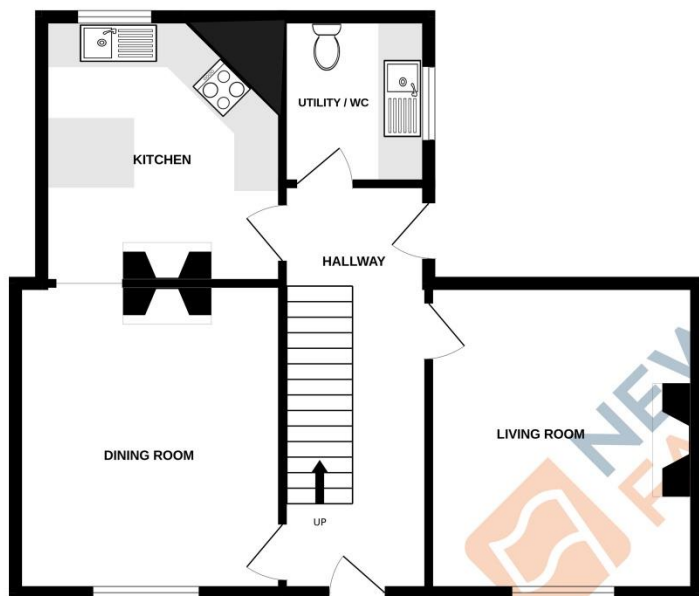


Bathroom 2.23m x 1.98m (7'4" x 6'6")

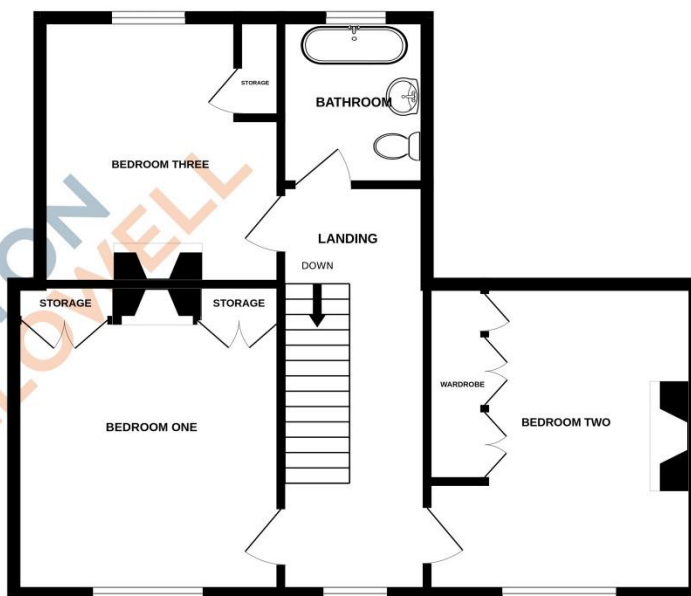




GROUND FLOOR  
612 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR  
613 sq.ft. (56.9 sq.m.) approx.



WOOD LANE, BRAUNSTON, OAKHAM, LE15 8QZ

TOTAL FLOOR AREA : 1225 sq.ft. (113.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: Rutland County Council  
Council Tax Band: E

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage, and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.