



**16 Catmose Park Road, Oakham, Rutland, LE15 6HN**  
**Guide Price £795,000**



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**16 Catmose Park Road, Oakham, Rutland, LE15 6HN**

**Tenure: Freehold**

**Council Tax Band: D (Rutland County Council)**



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An exceptional opportunity has arisen to acquire this impressive executive detached residence, set within magnificent south-facing gardens and grounds in one of Oakham's most sought-after residential locations, just a short stroll from the town centre and its amenities.



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This energy efficient home offers beautifully appointed, contemporary accommodation finished to an exacting standard throughout. The layout has been thoughtfully designed to provide a high degree of flexibility for modern family living, with the family room enjoying direct access to a ground floor shower room and offering the potential to serve as an additional double bedroom, if desired.

The stylish interior extends over two floors and briefly comprises:

**GROUND FLOOR:** Entrance Hall, Reception Hall, Living Room, Dining Room, bespoke SieMatic Breakfast Kitchen, Utility Room, Family Room, Shower Room, Storeroom;

**FIRST FLOOR:** an impressive Master Suite comprising a spacious Bedroom with balcony overlooking the gardens, a Dressing Room and an en-suite Bathroom, three further Double Bedrooms, one with its own en-suite Shower Room, a well-appointed Family Bathroom.

The mature and beautifully maintained gardens and grounds are a particular highlight of the property. To the front, a formal landscaped garden is elegantly framed by box hedging and topiary, while to the rear lies a stunning south-facing garden enjoying far-reaching views across neighbouring countryside.

Early viewing is highly recommended to fully

appreciate the quality, setting and lifestyle offered by this home.

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Hall

Composite main entrance door with opaque glass panels, radiator, oak effect laminate floor with fitted matt well, wall mounted mirrored cabinet, window to side elevation, internal door to Reception Hall.

##### Reception Hall

Radiator, machined oak floor, stairs to first floor, understairs cupboard, internal doors leading to Kitchen and Sitting Room.

##### Living Room 6.49m x 4.30m (21'3" x 14'1")

Spacious, dual aspect reception room flooded with light provided by a set of external French doors leading to covered patio area and a further external glazed door with matching full height side panel giving access to raised timber deck and overlooking gardens beyond. Log-burning stove set in fireplace with raised hearth and elegant, minimalist stone surround, two radiators, machined oak floor, recessed ceiling spotlights, door to Family Room, glazed double doors leading to Dining Room.

##### Dining Room 3.59m x 3.11m (11'9" x 10'2")

A further well proportioned reception room with two radiators, machined oak floor, recessed ceiling spotlights, archway to Breakfast Kitchen, external

glazed door with matching full height side panels leading to a covered patio area and gardens beyond.

##### Breakfast Kitchen 5.94m x 3.61m (19'6" x 11'10")

The large kitchen has been stylishly fitted by SiemMatic to feature an excellent range of units incorporating quartz (?) work surfaces with matching upstand and breakfast bar area seating 4, ample soft-close base and wall mounted units, inset Miele fridge-freezer, inset Miele microwave and eye level double oven, inset Miele ceramic hob with splashback panel and extractor hob above.

Radiator, attractive tiled floor, recessed ceiling spotlights, window to front elevation, door to Utility Room.

##### Utility Room 5.72m x 1.56m (18'9" x 5'1")

Range of fitted cream fronted base and wall mounted units with granite effect surfaces and tiled splashbacks, inset single drainer stainless steel sink with mixer tap above, spaces and plumbing for washing machine, tumble dryer and dishwasher, Baxi gas fired central heating boiler.

Recessed ceiling spotlights, dual aspect windows to front and rear elevations, external glazed door to side elevation.

##### Family Room 5.02m x 2.77 (16'5" x 9'1")

Radiator, machined oak floor, door to Shower Room, dual aspect with window to side and glazed external door with matching full height side panels giving access to a raised deck and rear gardens beyond.

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### Shower Room

Contemporary white suite comprising low level WC, pedestal hand basin and bidet, shower cubicle with wall mounted shower, tiled walls, tiled floor, upright stainless steel radiator, recessed ceiling spotlights, door to Storeroom.

### Storeroom 2.76m x 1.47m (9'0" x 4'9")

Window to front elevation.

### FIRST FLOOR

#### Half-landing

Stairs with glass balustrade, feature full height window to front elevation.

#### Landing

Radiator, roof access hatch.

#### Master Suite

comprising a large Bedroom with a Dressing Room and Bathroom as follows:

#### Bedroom One 4.29m x 3.61m (14'1" x 11'10")

Two radiators, recessed ceiling spotlights, access to Dressing Room, glazed external door with windows to either side leading to balcony providing elevated outlook over stunning gardens.

#### Dressing Room 2.77m x 2.74m (9'1" x 9'0")

Full width range of fitted wardrobes to one wall, eaves cupboard, radiator, window to front elevation, door to en-suite Bathroom.

### En-suite Bathroom

Contemporary white suite comprising low level WC, pedestal hand basin and panelled bath, separate shower cubicle with twin showerheads, tiled walls, tiled floor, radiator, eaves storage, recessed ceiling spotlights, window to rear elevation.

### Bedroom Two 3.59m x 3.11m (11'9" x 10'2")

Fitted wardrobe, radiator, window with views over beautiful gardens to rear and beyond, door to en-suite Shower Room.

### En-suite Shower Room

Contemporary white suite comprising low level WC and wall mounted hand basin with mixer tap, corner shower cubicle with twin showerheads, tiled walls, tiled floor, upright stainless steel radiator, recessed ceiling spotlights, extractor fan, window to rear elevation.

### Bedroom Three 3.59m x 3.23m (11'9" x 10'7")

Radiator, window to front elevation with views over Catmose Park.

### Bedroom Four 4.39m x 2.46m (14'4" x 8'0")

Fitted wardrobe, radiator, window to front elevation with views over Catmose Park.

### Family Bathroom

Contemporary white suite comprising low level WC, rectangular hand basin with mixer tap set in wall mounted vanity unit with storage and panelled bath with hand held shower, separate shower cubicle with

wall mounted shower and feature tiled splashback, contrasting tiled walls, tiled floor, upright stainless steel radiator, recessed ceiling spotlights, Velux window, two opaque windows to front elevation.

### OUTSIDE

#### Gardens & Grounds

The property occupies a generous plot which has been professionally landscaped to provide an ample area of off-road parking to the front on a private driveway flanked by a flowering border and a hard-landscaped area of formal garden featuring inset beds with attractive topiary and box hedging boundaries.

The gardens to the rear of the property enjoy a southerly aspect and have been arranged to make the most of the plot's relief to feature a large, raised composite deck with balustrade partially covered by a glass canopy which takes in elevated views over the beautiful gardens and provides a sheltered seating area ideal for al fresco dining and entertaining. Steps lead down from the deck to the main section of gardens with its expansive lawns and vast array of specimen plants and trees. The rear garden borders a stream at the bottom of the garden. Please note the boundary of this property runs in line with the stream, which does not belong to this property.

### SERVICES

Mains electricity  
Mains water supply

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Mains sewerage  
Gas central heating  
Solar panels

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast, Ultrafast  
Mobile signal availability:  
EE - good outdoor  
O2 - good outdoor  
Three - good outdoor  
Vodafone - good outdoor  
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

### OAKHAM

Oakham is a lovely market town being the administrative centre for Rutland. It is popular with commuters and is within travelling distance of a number of other centres including Peterborough, Leicester, Nottingham, Melton Mowbray, Grantham, Stamford, Kettering and Corby. In addition, there is a railway station in the town and there are services to Leicester, Birmingham and Peterborough. There are direct train routes to London from Leicester and Peterborough.

Within the town there is a good range of shops which cater for most needs, together with a produce market

each Wednesday and Saturday. There is also a good range of other facilities including doctors, dentists, opticians, veterinary surgery etc. In the town there is a good range of Local Authority schools together with the private Oakham School which caters for children of most ages. Preparatory education on a private basis is available at Brooke Priory.

Sporting facilities in the area are many and varied and include cricket, golf, football, tennis, rugby football, bowls together with a number of leisure pursuits which can be enjoyed at Rutland Water which is just to the east of Oakham and these include sailing, windsurfing and fly fishing.

### COUNCIL TAX

Band D  
Rutland County Council, Oakham 01572-722577

### INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

### N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

### VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

### OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30  
Saturday 9.00 - 12.00

### DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations

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or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

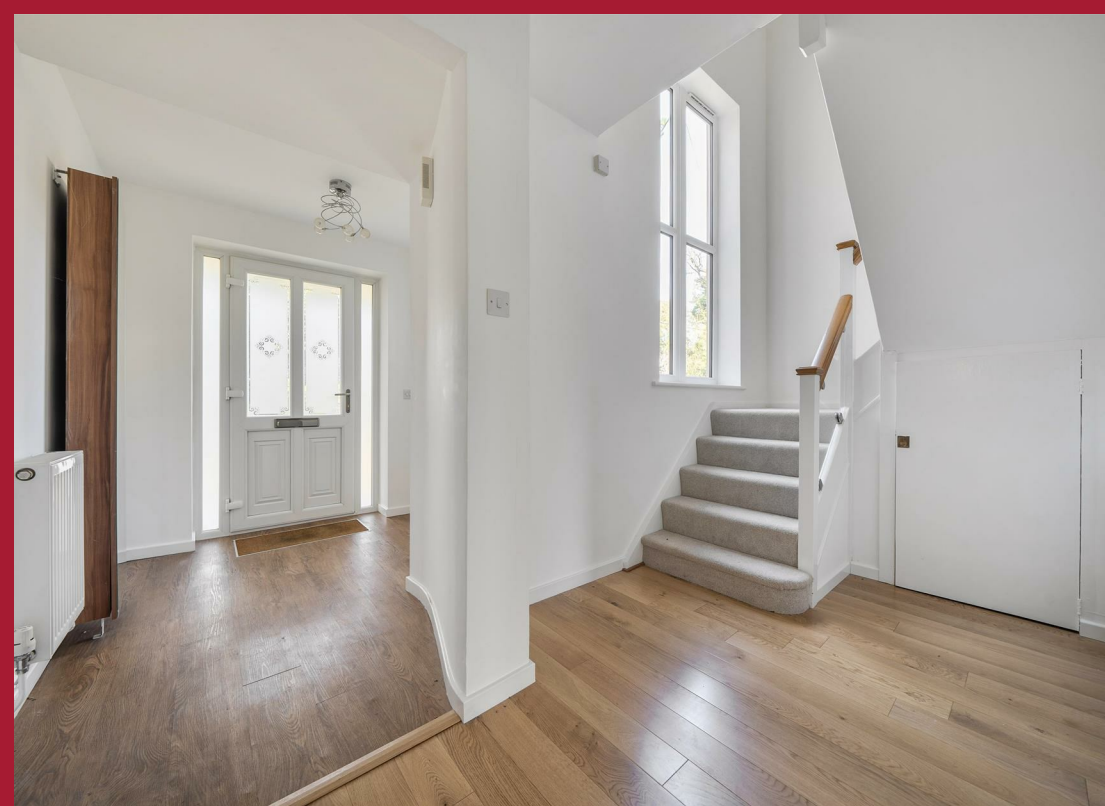
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

### Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.











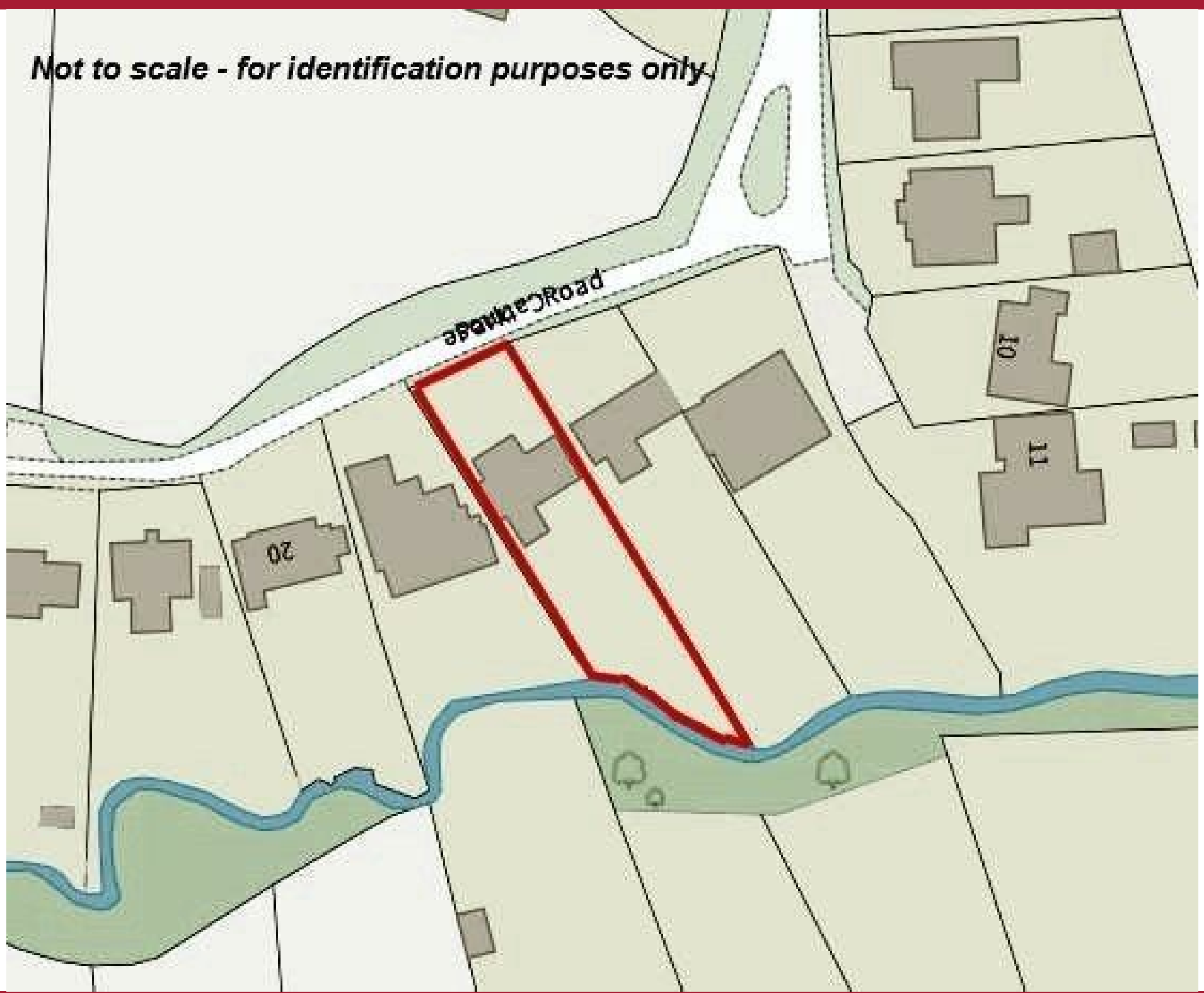


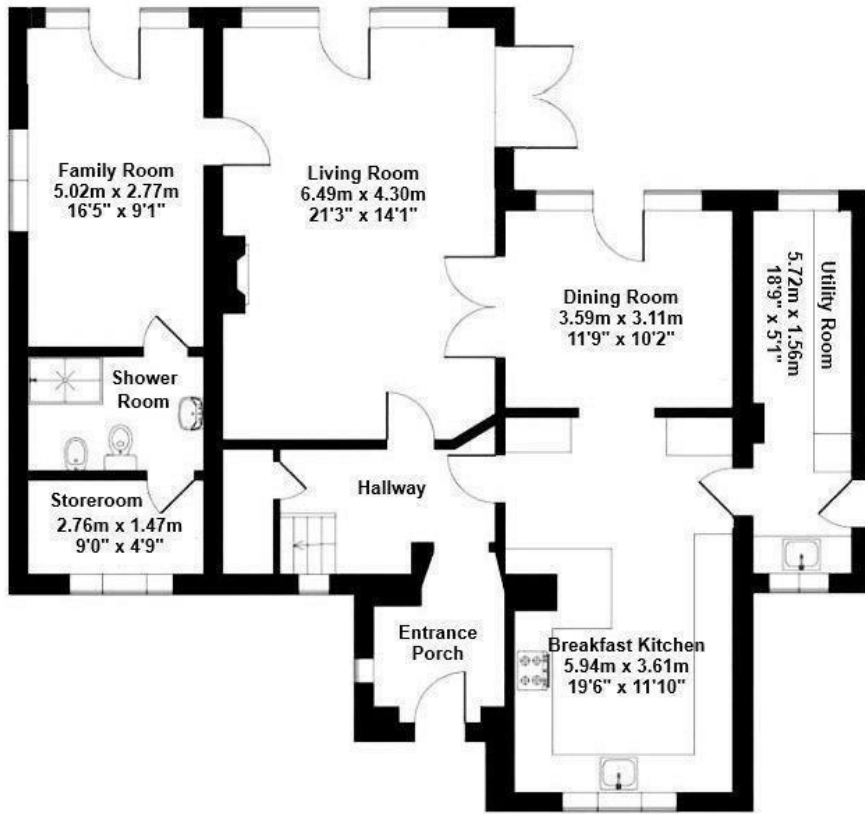
*Photo taken in summer*





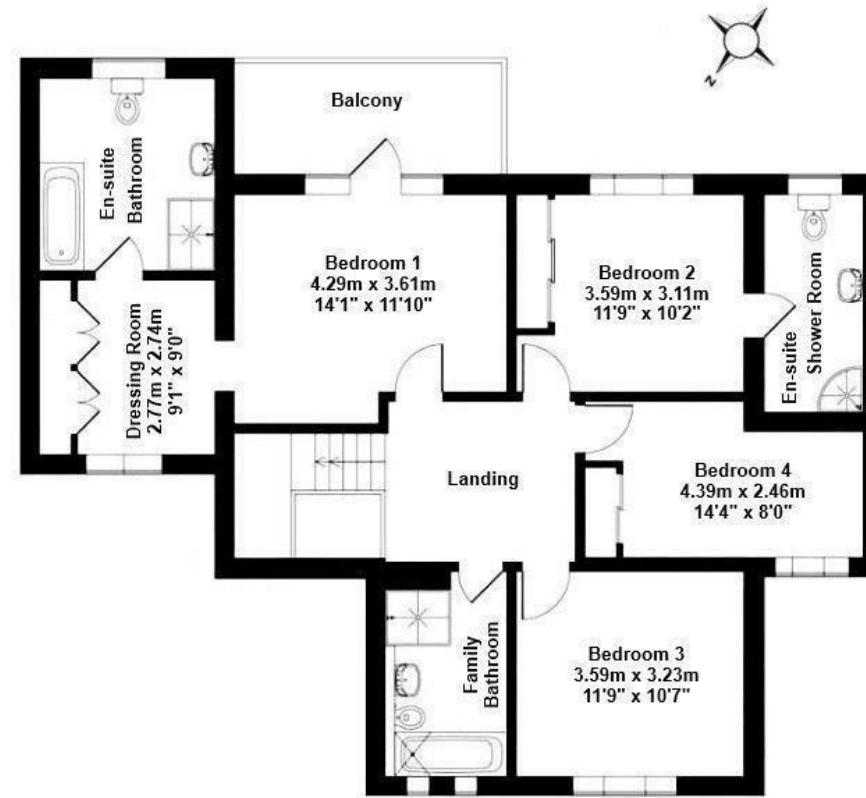
**Not to scale - for identification purposes only**





**GROUND FLOOR**

*Not to scale - for identification purposes only*



**FIRST FLOOR**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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