



2 Bramble Close, Barleythorpe
£420,000

 **NEWTON FALLOWELL**

2 Bramble Close

Barleythorpe, Oakham

This impressive four-bedroom detached house offers spacious and versatile living in an enviable position, ideal for growing families seeking both comfort and convenience.

The home welcomes you with a generous entrance hall that leads to multiple reception rooms, perfect for relaxing, entertaining, or accommodating a home office or playroom. At the heart of the property is an excellent open-plan kitchen and dining room, featuring modern fittings and ample natural light, creating a sociable space for everyday living and special occasions alike.

The master bedroom benefits from a stylish en-suite, while three further well-proportioned bedrooms and a contemporary family bathroom provide flexibility for family members and guests. With its thoughtful layout and inviting atmosphere, this property is designed to support a variety of lifestyles, enhanced by its close proximity to well-regarded local schools, commuter routes, and essential amenities.

Stepping outside, the property boasts a private and enclosed family garden to the rear, offering a safe and tranquil retreat for children to play or for hosting outdoor gatherings. The garden is well-maintained, featuring established pear, apple & cherry trees, provides a wonderful extension of the living space, with plenty of room for seating, dining, or creative landscaping projects.

A detached double garage offers secure storage and parking, complemented by additional off-street parking to accommodate multiple vehicles with ease. The overall setting combines privacy with convenience, making this home an exceptional choice for those seeking a harmonious balance of indoor and outdoor living.





Kitchen / Dining Room
31' 0" x 12' 3" (9.44m x 3.74m)

Living Room
15' 8" x 12' 1" (4.77m x 3.69m)

Study
12' 4" x 8' 0" (3.76m x 2.43m)

Utility Room
6' 2" x 5' 2" (1.87m x 1.58m)

Bedroom One
15' 0" x 14' 11" (4.56m x 4.54m)

En-Suite
7' 5" x 5' 3" (2.25m x 1.60m)

Bedroom Two
13' 7" x 10' 10" (4.14m x 3.31m)

Bedroom Three
11' 0" x 10' 9" (3.36m x 3.28m)

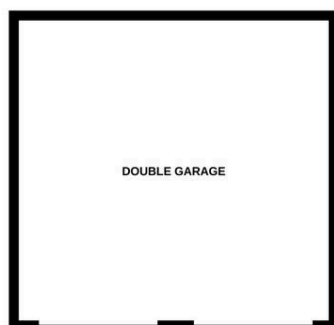
Bedroom Four
12' 6" x 9' 0" (3.81m x 2.74m)

Bathroom
10' 11" x 6' 7" (3.34m x 2.00m)

Council Tax band: E
Tenure: Freehold
EPC Energy Efficiency Rating: B



DOUBLE GARAGE
351 sq.ft. (32.6 sq.m.) approx.



GROUND FLOOR
769 sq.ft. (71.4 sq.m.) approx.



1ST FLOOR
767 sq.ft. (71.2 sq.m.) approx.



BRAMBLE CLOSE, BARLEYTHORPE, LE15 7UA

TOTAL FLOOR AREA : 1886 sq.ft. (175.2 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.
Made with Metropix ©2026

Newton Fallowell - Oakham

Newton Fallowell, 24 Catmos Street - LE15 6HW

01572 335005 · oakham@newtonfallowell.co.uk · newtonfallowell.co.uk/oakham

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.