

STAMFORD ROAD

OAKHAM, RUTLAND

JAMES SELLICKS



"... Space To Make Yourself At Home ..."

Behind its gated entrance, Stoneleigh offers generous, light-filled accommodation, comfortable family living and a lovely sense of space. This beautifully presented four-bedroom detached home combines sociable reception areas, a well-appointed breakfast kitchen and a south-facing rear garden with open views towards the surrounding farmland. Enjoying a feeling of countryside living while being just a five-minute walk from Oakham town centre, it offers an appealing balance of convenience and privacy.

Breakfast Kitchen with central island • Four Double Bedrooms • Utility Room • Home Office • Two Family Bathrooms • Living Room with Log Burner • South Facing Garden • Underfloor Heating • Parking

Ground Floor

A covered porch leads into the welcoming entrance hall, setting the tone for the generous accommodation beyond. Double doors open into the living room, a lovely space to retreat to at the end of a busy day. A wood burner set on a slate hearth provides a natural focal point, while French doors open directly onto the garden, bringing in plenty of light and offering a lovely outlook throughout the seasons.

To the rear, the dining room and breakfast kitchen create a natural hub for everyday life and entertaining. The dining room is perfectly placed for family meals and longer evenings around the table, with bi-fold doors opening onto the patio when the weather allows, making it easy to take gatherings outside.

The breakfast kitchen is a particularly attractive space, fitted with Shaker-style cabinetry and at the centre, a generous island breakfast bar with seating, providing a natural spot for morning coffee, informal meals or catching up over the day's plans.

At the far end, a comfortable seating area enjoys the garden outlook through a large picture window, with French doors opening onto the patio. It is an inviting spot to sit with a coffee, enjoy the view or simply spend time together while someone prepares dinner. Underfloor heating runs throughout the kitchen and dining areas, adding to the comfort of these everyday living spaces.

A separate home office to the front provides a practical place to work away from the main living areas, while a downstairs WC and useful utility room offer further convenience.





First Floor

Upstairs, a generous landing provides more than simply a route between the bedrooms. Alongside a large linen cupboard, a built-in bookcase creates an attractive reading area, with the potential for a quiet additional study space.

The principal bedroom is positioned to the rear, enjoying a pleasant outlook over the garden. A full wall of fitted wardrobes provides excellent storage, while French doors open onto a Juliet balcony, bringing in natural light and giving the room a lovely sense of space. The second bedroom also overlooks the rear garden and enjoys its own Juliet balcony, together with a built-in cupboard.

Two further double bedrooms, one to the front and one to the rear, complete the accommodation, providing comfortable space for family members and visiting guests.

The family bathroom is fitted with a whirlpool bath, separate shower with rainfall head, vanity unit with wash hand basin and heated towel rail. A second shower room offers a further walk-in shower with rainfall head and separate handset, vanity unit with wash hand basin and heated towel rail.

Outside

The approach to Stoneleigh is a lovely introduction, with stone pillars and double gates opening onto a gravel driveway, framed by mature trees and providing ample space for parking.

The south-facing rear garden enjoys plenty of sunshine and a pleasant open outlook towards the surrounding farmland and distant treeline. A paved patio stretches along the back of the house, with doors from the kitchen, dining room and living room providing an easy connection between the indoor and outdoor spaces. There is room for outdoor dining and seating, with a generous lawn beyond, bordered by hedging and established planting.

For those who enjoy gardening, raised beds and a greenhouse offer the opportunity to grow flowers, fruit and vegetables, while two garden sheds provide useful storage. The open outlook gives the garden a lovely sense of space, creating a peaceful setting to enjoy the sunshine and changing seasons.

Despite this feeling of being away from it all, Oakham town centre is just a five-minute walk away, making Stoneleigh particularly appealing for those wanting a little countryside atmosphere without sacrificing everyday convenience.

"... A Garden To Enjoy Every Season ..."





Location

Oakham is an attractive, historic market town at the heart of Rutland, offering a full range of shops and facilities. The town features excellent primary and secondary schools, with independent schools nearby in Oakham, Stamford, and Uppingham. Conveniently located, Oakham provides easy access to major centres including Leicester, Peterborough, Corby, and Kettering, all with mainline trains to London in under an hour. Surrounded by beautiful countryside and close to Rutland Water, Oakham offers a variety of outdoor activities such as sailing, cycling, fishing, and walking, making it a popular and desirable place to live.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.

Rutland County Council – Tax Band D

Tenure

Freehold





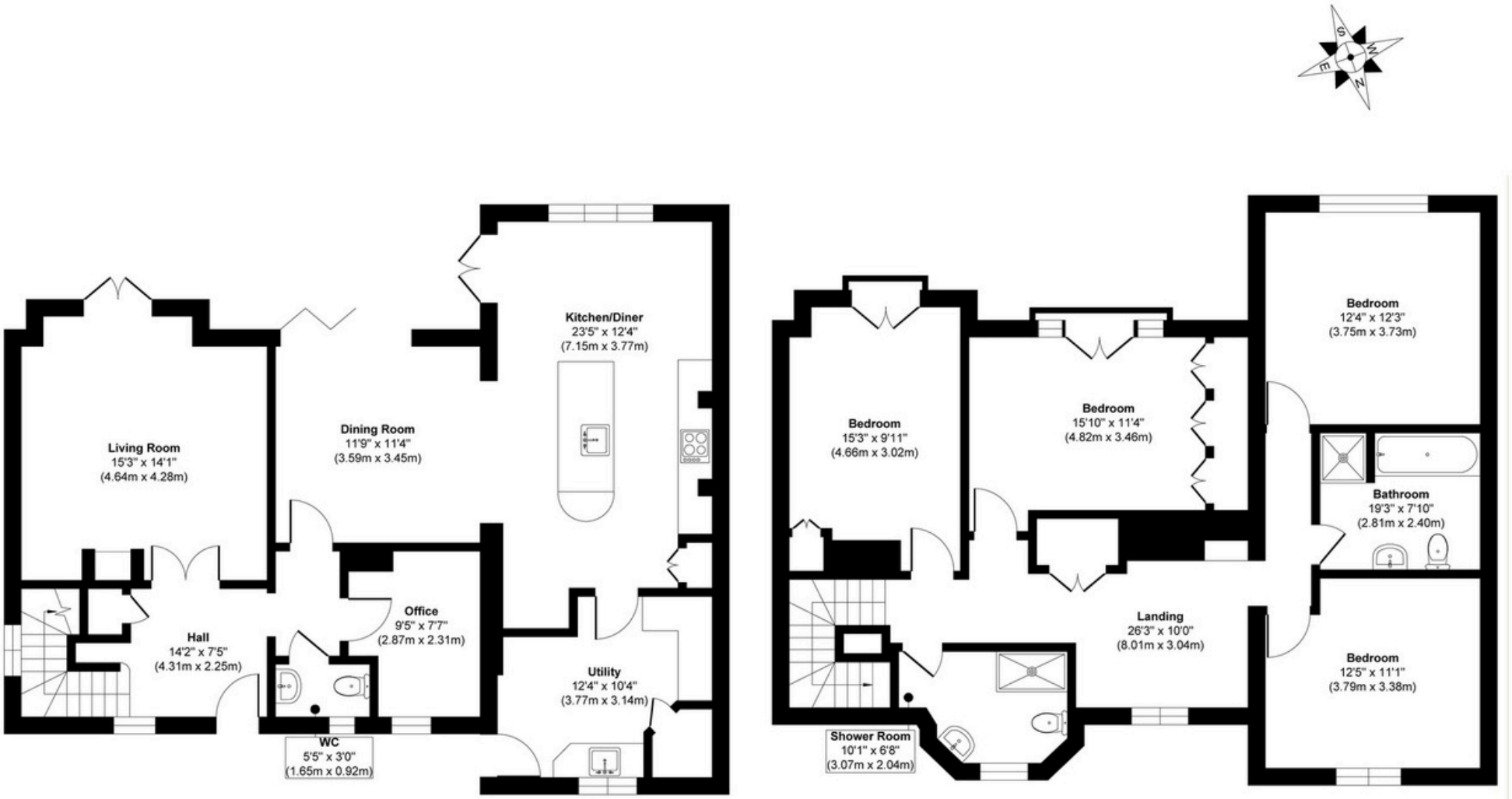




Stoneleigh, 15 Stamford Road, Oakham, Rutland LE15 6HZ

House Total Approx. Gross Internal Floor Area incl. Garage = **2012 ft² / 187 m²**

Measurements are approximate, not to scale, for illustrative purposes only.









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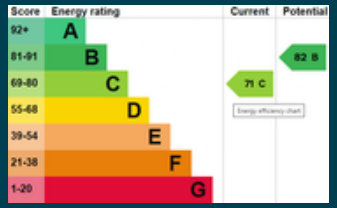
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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.