



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F	22	
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## 2 Woodland Reach Stocken Hall, Stretton, Oakham, LE15 7RY

Stunning Two-Bedroom Apartment within a Grade II Listed 17th Century Manor – Exceptional Proportions, Period Charm & Countryside Views – No Chain

A fantastic opportunity to acquire this stunning two-bedroom apartment set within an impressive Grade II listed 17th-century manor house, positioned proudly in delightful parkland grounds with beautiful countryside views beyond. This exceptional home offers a wonderful blend of historic character and elegant living, with grand proportions and period features throughout.

The accommodation briefly comprises an entrance hall, inner hall, an exceptional drawing room with a magnificent stone character fireplace, a fitted kitchen, Main bedroom with en-suite, a second double bedroom, and a family bathroom. The apartment also benefits from a modern 'Hive' heating system.

Outside, residents can enjoy stunning communal gardens, immaculately maintained and perfect for relaxing or entertaining outdoors, together with ample parking for residents and guests.

This unique home provides a rare opportunity to experience the grandeur of country living while maintaining excellent accessibility. Located just minutes from the A1, the property offers easy access to Stamford, Grantham, and Peterborough, with mainline rail connections to London and beyond — ideal for commuters seeking a peaceful retreat.

Offered to the market with no onward chain, this is an exceptional home that captures the very best of Rutland's countryside lifestyle combined with refined period elegance.

**Guide Price £250,000 Leasehold**

- Stunning two bedroom apartment
- Beautiful country views
- Well maintained communal gardens
- LPG central heating - controlled by a 'Hive' heating system
- EPC - F
- Grade II Listed
- High ceilings
- Access to Stamford, Peterborough & Grantham
- Council Tax Band - D
- NO CHAIN



## ACCOMMODATION:

<b>Entrance Hall</b>	2.06m x 1.73m (6'9 x 5'8)
<b>Sitting/Dining Room</b>	3.30m x 1.98m (10'10 x 6'6)
<b>Kitchen</b>	5.82m x 5.41m (19'1 x 17'9)
<b>Main Bedroom</b>	4.60m x 1.78m (15'1 x 5'10)
<b>En-suite</b>	5.56m x 3.58m (18'3 x 11'9)
<b>Bedroom Two</b>	2.06m x 1.75m (6'9 x 5'9)
<b>Bathroom</b>	3.53m max, 3.23m min x 3.35m (11'7 max, 10'7 min x 11')

## FLOOR PLAN:



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)