



Stamford Road - Oakham

Substantial six bedroom quality residence situated on one of the premier roads in town with easy access to the town centre and schools.



FEATURES

- Detached Family Home Situated In Sought After Location
- Spacious Private Plot
- Six Bedrooms
- Four Reception Rooms
- Off Road Parking
- Backing Onto Farmland



ACCOMMODATION

This is a spacious period family home nestled amongst mature trees in a sought after area of Oakham. The property is located a short level walking distance both to the town centre, schools and railway station (westwards) and to the 23 miles walking and cycling circuit of the nationally important Rutland Water (eastwards) with all its outdoor water sports and nature/ leisure amenities.

The house is perhaps relatively unusual in the locality. There are six bedrooms and two bath/ shower rooms to the first floor topped off with a large storage loft plus to the ground floor three reception rooms, two cloakrooms, a utility /boot room, and a kitchen dining room of some [37] feet in length. The flow is good, the windows large and most rooms look or open out into this home's expansive verdant setting.

The grounds too are rather special. To the front a spacious gravelled driveway with ample parking for multiple vehicles passes beneath tall pine, larch, cedar, cypress, holly and yew, which with other plantings provide privacy and grace to this location. Gates and hedging each side of the house enclose the rear south facing patios and gardens containing or enjoying neighbouring grand former parkland trees.

To book a viewing call our area experts

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EXTERNAL

The grounds' rich foliage and the fact that to three sides there lies Stamford Road (north), the Catmose Park Road (a no through private road, east) and Rutland Farm Park (south) means overall this property benefits from a particular sense of tranquillity, space and privacy.

This house and its gardens afford space with relevant permissions for personalisation by reinstatement within of former multi generational living arrangements and or additional external facilities for car, office, fitness and such like and or by opening out the rear southward views.

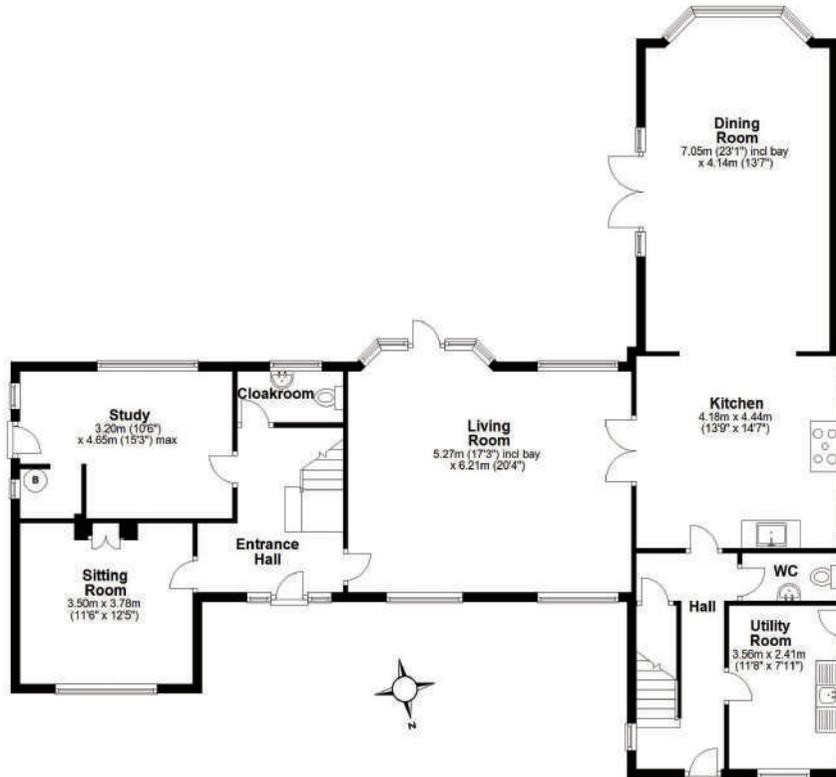
Oakham is a thriving and sought-after market town, offering a wide range of amenities including boutique shops, cafés, restaurants, and four major name supermarkets. The area is well regarded for its excellent schooling and has convenient road connections such as the nearby A1, A47 and M1. The town's railway station provides travel to Leicester and Birmingham (west) and Peterborough, Cambridge and Stansted (east) making access really convenient to UK train routes north and south, and to many towns, universities and major airports.

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Ground Floor
Approx. 142.1 sq. metres (1529.0 sq. feet)



First Floor
Approx. 111.3 sq. metres (1198.2 sq. feet)



Total area: approx. 253.4 sq. metres (2727.2 sq. feet)
This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors.
Plan produced using PartUp.

EPC RATING

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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