

MEADOW EDGE, BURLEY ROAD







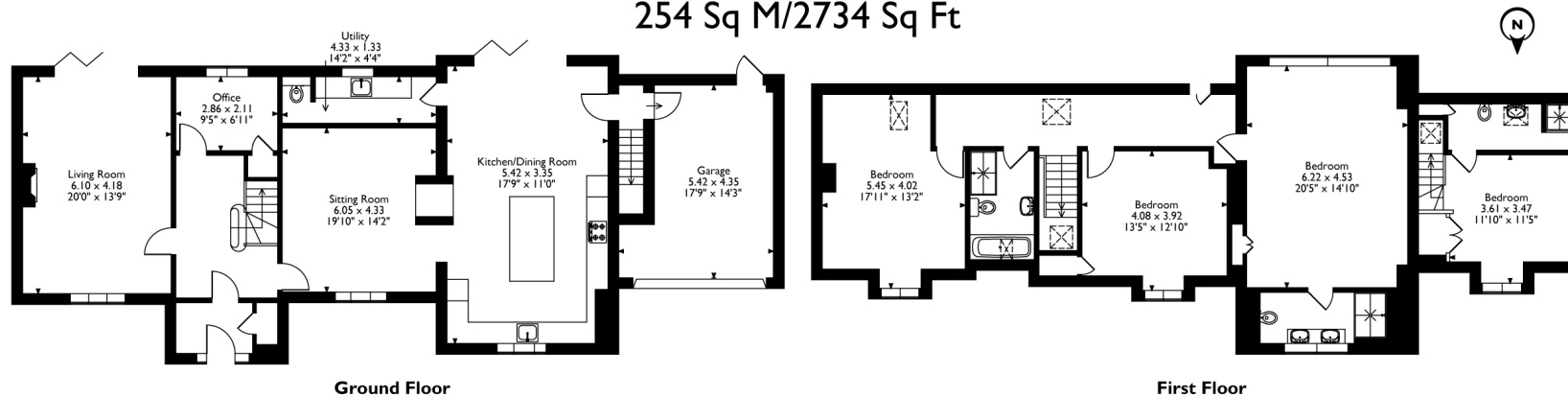
Recently completed to an extremely high standard, this stone-built detached home is situated within good-sized mature grounds on the outskirts of this popular village, offering excellent access into Oakham. It is well-positioned for Oakham Day School car park and several other outstanding schools the area has to offer.

This substantial, hand-built stone residence was constructed for and by the current occupier and his family, with a no-expense-spares finish throughout. The impressive open-plan living kitchen features designer hand-built units, a striking central island, and bi-fold doors leading out to an infinity terrace. There is also a practical utility room and an integral garage, currently used as a gym but with potential for conversion into further accommodation if desired.

Upstairs, the master suite offers luxurious proportions, with floor-to-ceiling glazing taking in views of the gardens and beyond. Externally, the property benefits from an astro-turfed Fibreside pitch which can be adapted for other sports or used as an excellent enclosed play area. The property also offers a large driveway providing ample parking.

Offered to the market with no onward chain.

Meadow Edge, Burley Road Langham, Oakham
Approximate Gross Internal Area
254 Sq M/2734 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Moore V Ltd trading as Moores Estate Agents gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Moore V Ltd trading as Moores Estate Agents does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Moore V Ltd trading as Moores Estate Agents does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and we will try to have the information checked for you.