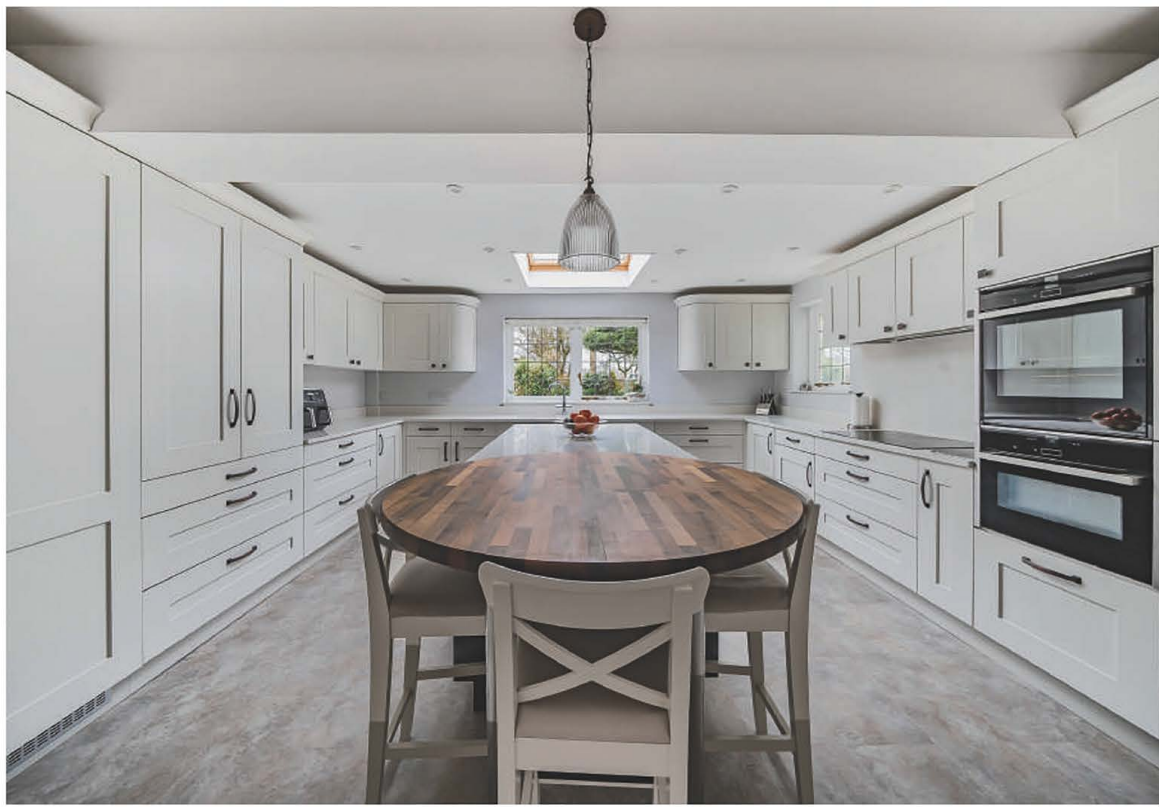


ROA HOUSE, BURLEY

COUNTRY
&
EQUESTRIAN
by moores







Roa House sits on a substantial and private plot boasting beautiful countryside views to the front and rear.

This impressive four bedroom detached home positioned within the popular village of Burley-On-The-Hill offers spacious and versatile accommodation. With a total area of approximately 2,728 sq. ft., including a double garage. The property boasts a well-thought-out layout designed for both comfort and practicality.

Upon entering, you are welcomed by a generous hallway leading to a bright and airy reception room, featuring a bay window and direct access to the conservatory. The conservatory itself provides a fantastic space to enjoy garden views while allowing plenty of natural light to flood in. A new Nathaniel Oliver kitchen, complete with a central island and ample workspace is positioned at the heart of the home. Adjacent to the kitchen, a separate utility room offers additional storage and laundry facilities, while the formal dining room is perfect for hosting dinner parties. The ground floor also offers a double bedroom, offering flexibility for use as a, guest room, or playroom. Upstairs, the first floor accommodates three well-proportioned bedrooms, including two ensuite bathrooms, a well-appointed family bathroom and study.

Externally, the property benefits from a detached double garage, ample driveway parking and feature pond . Roa House is ideal for those seeking a generous living space in a peaceful village setting that offers an abundance of bird life and astronomy.

Renowned Burley-On-The-Hill is superbly situated just a couple of minutes away from the pretty market town of Oakham with its independent shops, restaurants, train station and the renowned Oakham School and Brook Hill.



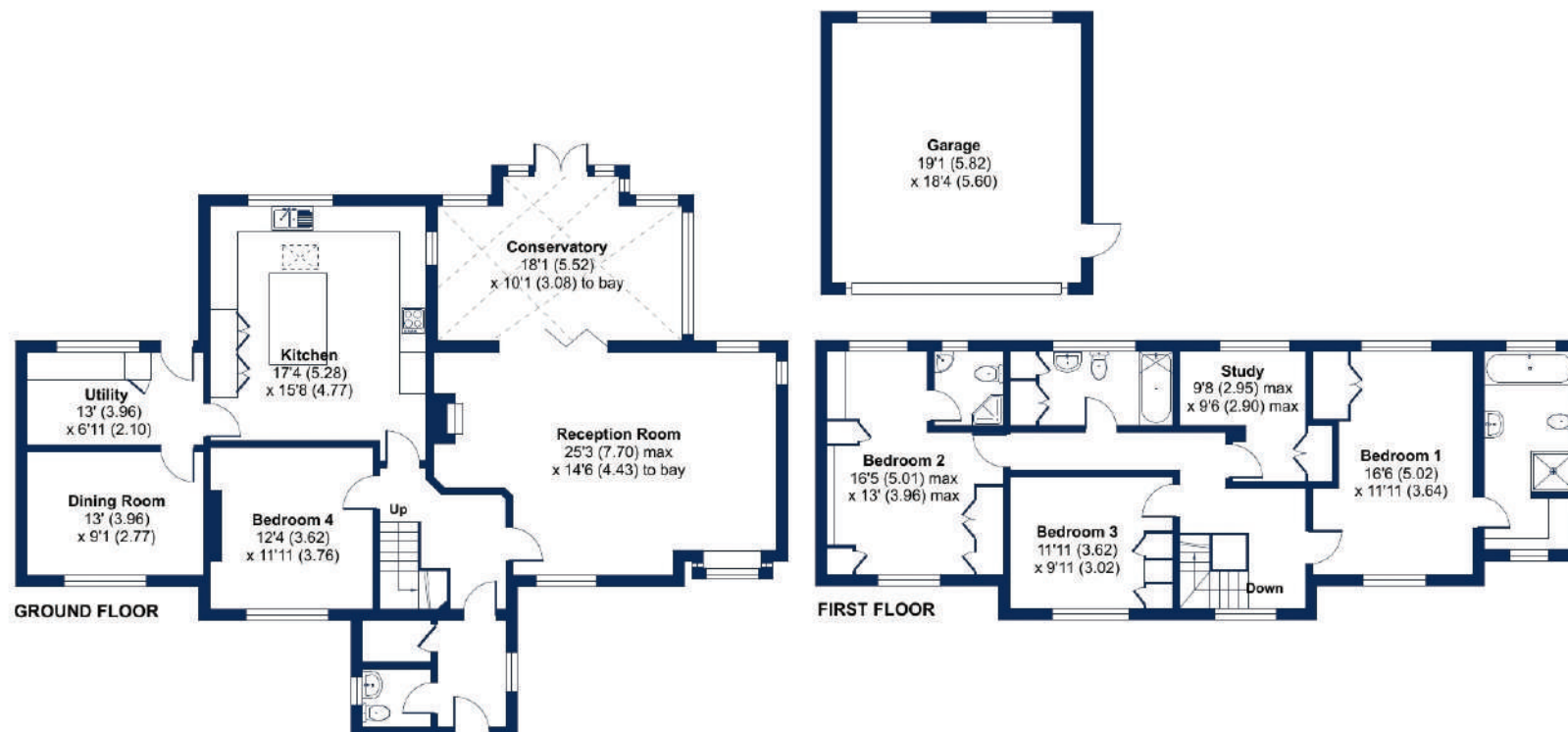
Cottesmore Road, Burley, Oakham, LE15

Approximate Area = 2377 sq ft / 220.8 sq m

Garage = 351 sq ft / 32.6 sq m

Total = 2728 sq ft / 253.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Moores Estate Agents. REF: 1243415



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