



Stamford Road, Oakham

Bedrooms: 6 | Bathrooms: 2 | Receptions: 4

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

- Detached family home on a large plot with south facing gardens. Backs on to farmland
- Two downstairs WCs & utility room
- Open plan living kitchen with large extension & double doors onto the garden
- Planning granted for an extension to extend the master bedroom by up to 2.25 metres/ potential ensuite





Property Type: Detached House

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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. To the ground floor there are three reception rooms, two cloakrooms, a utility /boot room, and a kitchen dining room of almost 37 feet (11.23m) 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 enjoying their own and neighbouring grand former parkland trees with pretty garden side gate and farm style vehicular gates beneath.

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

This large house and gardens afford space with permissions where relevant for personalisation by reinstatement of multigenerational living arrangements, by the addition of external facilities for cars, office, fitness and such like, with additional boundary planting, or by opening and enlarging the rear southward views. The property is also a short walk to town, train stations, schools and Rutland water with multiple sports clubs and leisure facilities for all ages in the area. It is practical and convenient for all ages.

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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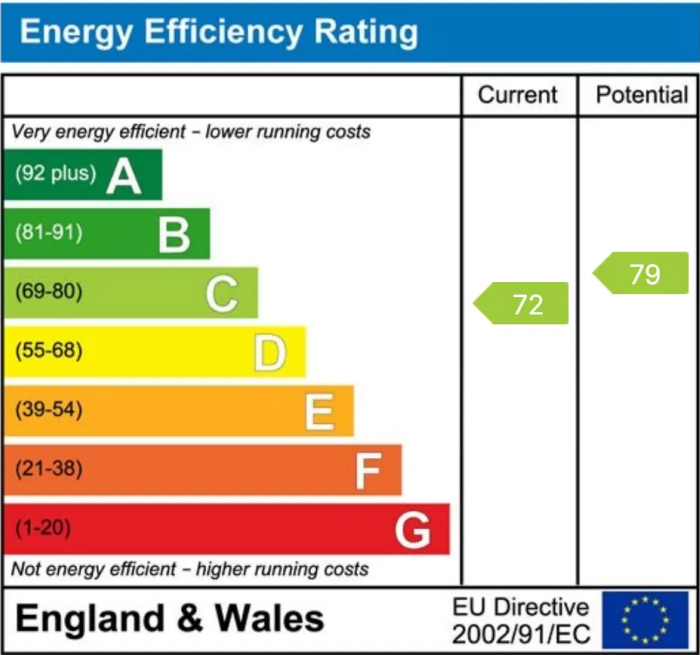
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