

# GARDEN HOUSE

MANOR ROAD, STRETTON



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A superbly built stone village property offering light filled accommodation positioned on a generous plot with open views.



- Entrance hall
- Kitchen breakfast room
- Dining hall
- Living room
- Utility room
- Downstairs WC
- Four bedrooms
- Family bathroom & 3 en-suites
- Double garage
- Private driveway
- Generous wrap-around garden
- EPC – C

Uppingham 15 miles

Oakham 8 miles

Stamford 10 miles

Peterborough 22 miles



## Garden House

Manor Road  
Stretton  
Oakham  
Rutland  
LE15 7QZ

### ACCOMMODATION

The property's accommodation in brief comprises an entrance hall with a coat cupboard, separate downstairs WC and access to the attached double garage.

A set of double doors lead through to a very impressive dining hall with stairs rising to a galleried landing. The dining hall has double doors out to the terrace and garden, another large cupboard under the stairs and double doors in to the sitting room.

The sitting room has a feature stone fireplace with multi fuel burning stove inset, windows on three sides allowing plenty of light and enjoying lovely views over the garden. There are also double doors from the sitting room out to a terrace and the garden beyond.

The breakfast kitchen has a comprehensive range of floor standing and wall mounted cupboards and drawers with a Neff induction hob, integrated Neff dishwasher, combination microwave and large oven underneath. There is also an integrated tall fridge and a very useful larder cupboard.

An archway leads from the kitchen into the utility room providing ample additional space for further fridge and freezers, space and plumbing for a tumble dryer and washing machine, an additional stainless-steel sink with mixer tap, a stable door out to the side of the property and also access to the boiler room that houses the oil-fired central heating boiler and water softener.

Completing the ground floor accommodation is a large double bedroom with built in cupboard and storage one being the airing cupboard housing the pressurised hot water tank. This bedroom is complimented by an en-suite bathroom with low flush WC, wash hand basin, bath and separate corner shower.

Oak stairs rise from the dining hall to the first-floor where you are met by the timber A-frame of the building. This large landing has been turned into an excellent study/reading space and gives access to the first-floor bedroom and bathroom accommodation.

The master bedroom is a very generous size with double doors opening to a Juliet balcony overlooking

the garden, built in wardrobes and a walk-in wardrobe and an en-suite bathroom with a low flush WC, wash hand basin and bath with shower head.

There is a further double and single bedroom, the double with built in wardrobes and en-suite bathroom with low flush lavatory, wash hand basin and bath with shower over and the single bedroom is currently being used as an additional study.

Completing the first-floor accommodation is the family shower room with large double corner shower, wash hand basin and lavatory.

### OUTSIDE

To the outside, the property is approached by a gravel driveway at the front allowing access to the attached double garage with electric roller shutter doors. The garden itself wraps around the sides and rear of the property and is laid to lawn with mature floral and shrub borders. There are also a multitude of mature specimen trees providing year-round interest. To the south side of the property is a walled garden that is predominantly laid to lawn with a large terrace that is accessed off the sitting room and the dining hall.

This superb property was completed in 2011 and has been built to a very high standard, it sits on the edge of the village of Stretton, a short walk to the pub and enjoys open views. It is an excellent property and one that must be viewed to be appreciated.

### LOCATION

Stretton village is located approximately eight miles east of Oakham, close to the A1. The village offers a parish church, public house, essential day-to-day shopping is obtainable from the nearby garage and a more comprehensive supermarket is only a short drive away. Schooling is available at Cottesmore and Great Casterton, with free school buses each morning and evening and the easy access to the A1 is an advantage for commuters travelling north or south in addition to local journeys.

### DIRECTIONAL NOTE

From Oakham, head out on the Burley Road. At the roundabout take the second exit, continue onto the B668. Head through Cottesmore staying on the B668 towards Greetham. Continue through Greetham at the roundabout take the third exit head under the A1, take another third exit at the roundabout into Stretton. Continue through the village towards Clipsham taking the last right back into the village. Garden House is the first stone house on the right-hand side.

### SERVICES & COUNCIL TAX

The property is offered to the market with all mains services & oil-fired under floor heating system. Council Tax Band F.





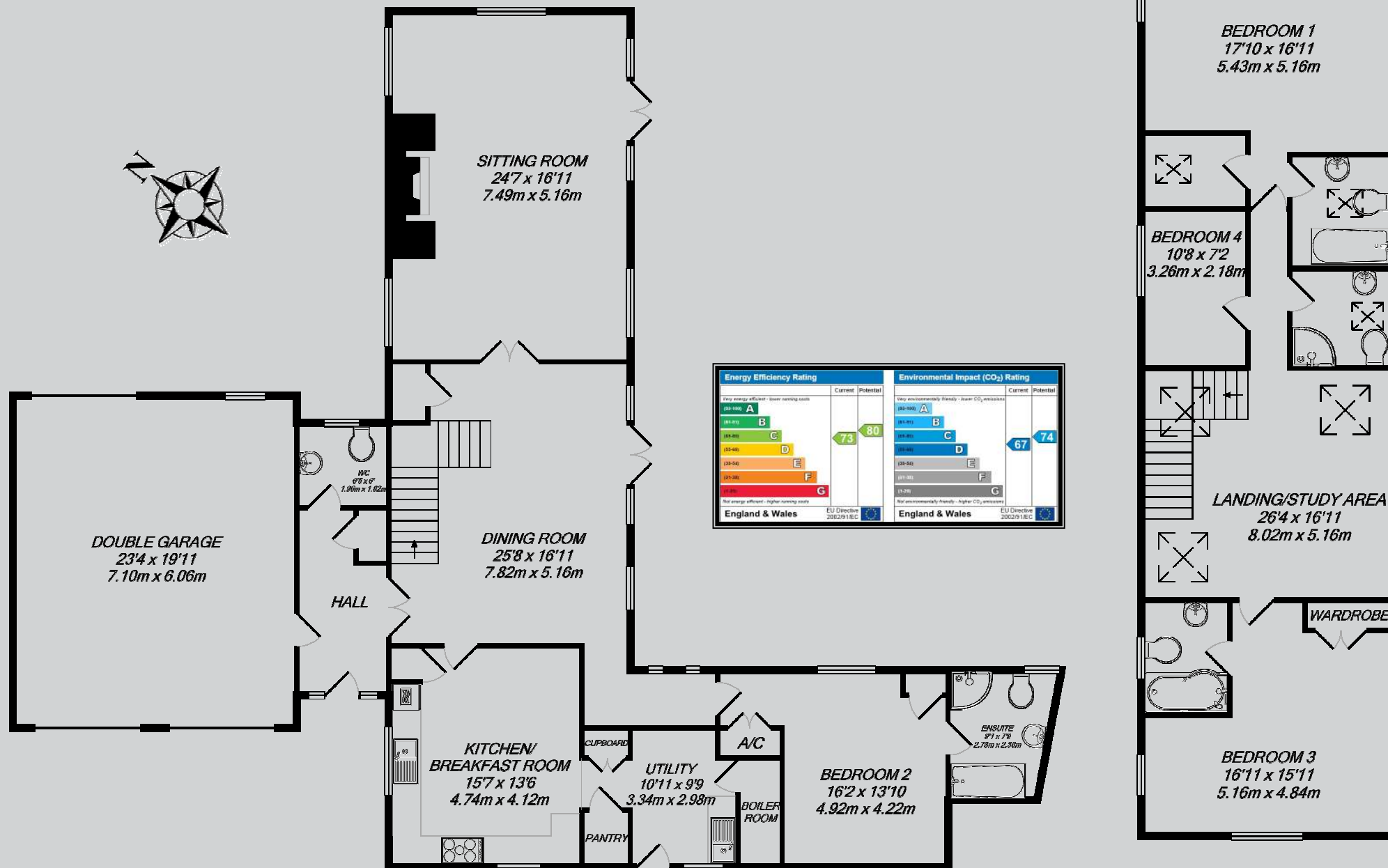


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# Garden House, Manor Road, Stretton, Oakham, Rutland LE15 7QZ

House Total Approx Gross Internal Floor Area = 2509 SQF

Measurements are approximate, not to scale, illustrative purposes only.







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#### Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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