

THE OLD MANSE

COLD OVERTON ROAD, OAKHAM



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SELICKS

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A BEAUTIFUL EDWARDIAN HOME, BOASTING MANY ORIGINAL PERIOD FEATURES, SITTING IN AN ELEVATED POSITION AND ONLY A SHORT WALK TO OAKHAM TOWN CENTRE.

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The Old Manse

23 Cold Overton Road
Oakham, Rutland LE15 6NT

Kitchen Breakfast Room | Four Reception Rooms |
Downstairs WC | Five Bedrooms | Family Bathroom
| Two En-suites | Home Office | Private Driveway |
Front & Rear Gardens | Town Centre Location |

ACCOMMODATION

Enter the property into a porch that leads on into the formal hall with downstairs WC just off and an understairs storage cupboard. The hall itself has a beautiful herringbone and decorative tiled floor, stairs rising to the first-floor accommodation and doors to the ground floor accommodation. There is a lovely formal sitting room complete with feature fireplace and bay window looking out to the front garden.

The dining room also has a lovely period fireplace and bay window as well as original coving to the ceiling and picture rails. There is a study that has original cabinetry and bookcase as well as a feature fireplace and sash window to the front.

The accommodation continues with a family room with a feature fireplace, useful built in cupboards, sash windows looking out to the patio and rear garden and a door into the kitchen. The open plan kitchen has a great range of floor standing and wall mounted units, space and plumbing for an American style fridge freezer, a Belfast sink with mixer tap over, space for a range style cooker with extractor fan over, an integrated dishwasher and sash windows and French doors out to the rear.

The first floor a galleried landing has a sash window allowing plenty of light and gives access to the bedroom and bathroom accommodation.

The master bedroom sits the front of the property with a bay window looking to the front and an ensuite shower room. Bedroom two is a generous

size double room with a feature fireplace and bay window looking out to the side. Bedroom three sits to the front to the property with sash windows and an ensuite shower room. Bedroom four sits to the rear overlooking the garden and bedroom five, completing the bedroom accommodation is currently set up as a gym.

The first floor is completed by the family bathroom that has a panelled bath with shower over wash handbasin and airing cupboard and there is a separate first floor WC.

OUTSIDE

To the outside the property sits elevated from the road with a pretty front garden that is predominantly laid to lawn with mature floral and shrub borders. The driveway sits to the left-hand side of the property, running past the front door through timber double gates to a gravelled parking area.

The main garden sits to the rear of the property, is fenced and hedged on all sides providing a good degree of privacy and security. There is a greenhouse, useful garden sheds and the current owners have also installed a raised decked area and a custom-made home office that sits to the back-right hand corner of the garden looking back towards the house. The office has power, light and heating and is a superb addition to the property.

This beautiful period home is a very rare visitor to the open market, offering a combination of style, character and flexibility whilst being only a short walk from the town centre.

LOCATION

Oakham is an attractive and historic market town with a full range of shops and other facilities. There are excellent primary and secondary schools with independent schools in the area at Oakham, Stamford and Uppingham. The town is conveniently located for ease of access to major centres such as Leicester, Peterborough and Kettering. These 3 centres all have main line train services and the ability of reaching London within the hour.

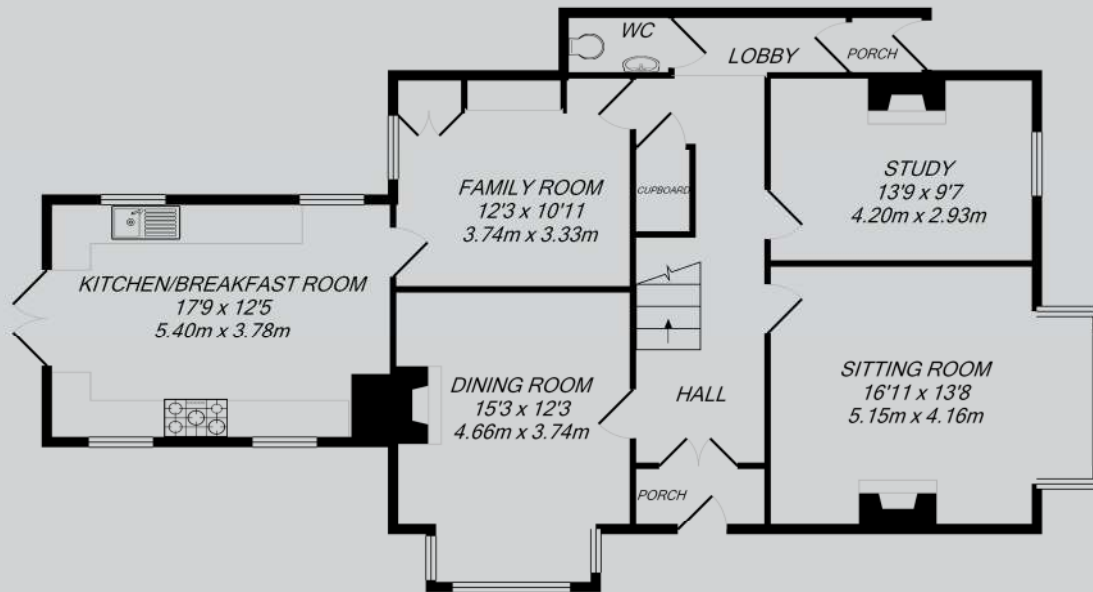




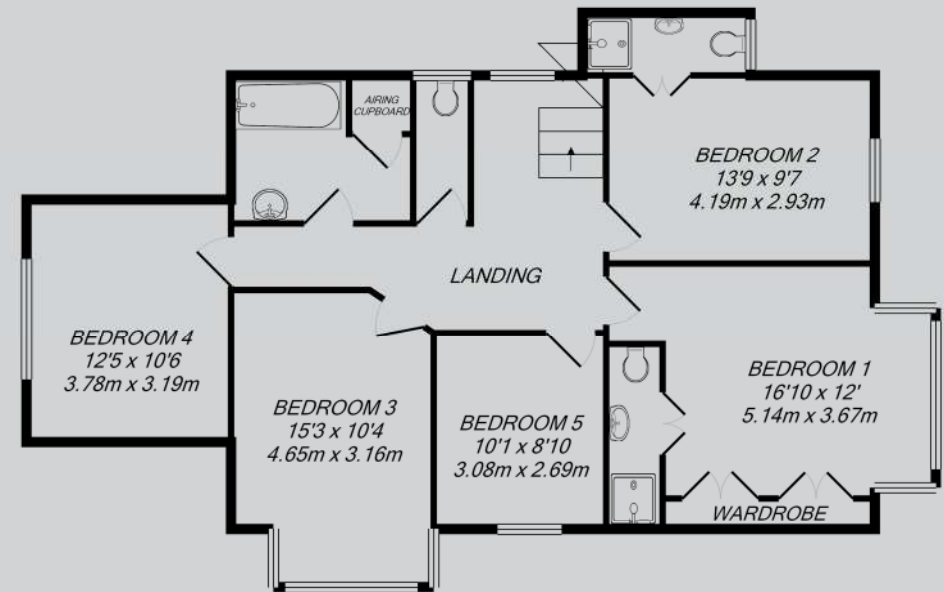
The Old Manse, 23 Cold Overton Road, Oakham, Rutland LE15 6NT

House Total Approx Gross Internal Floor Area Incl. Office Space = **2200 sq. ft / 204 sq. m**

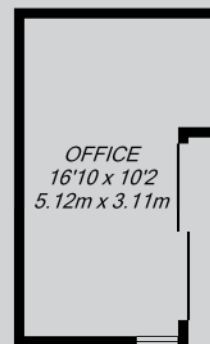
Measurements are approximate, not to scale, illustrative purposes only.



GROUND FLOOR



1ST FLOOR



DIRECTIONAL NOTE

Leave the Market Place turning right onto the High Street. Continue down the High Street, over the railway line and take a left onto Cold Overton Road. You will find The Old Manse on your right-hand side about 100 yards up Cold Overton Road.

SERVICES & COUNCIL TAX

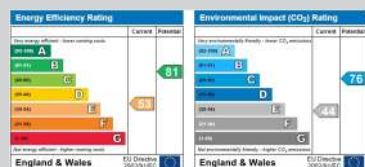
The property is offered to the market with all mains services and gas-fired central heating. Council Tax Band F.



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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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